

SPECIAL MEETING
PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next special meeting of the Natural Resources Commission of the City of Highland Park is scheduled to be held at the hour of 5:00 p.m. on Wednesday, May 8, 2013 at 233 N. Deere Park Drive East, Highland Park, Illinois, during which it is anticipated there will be a discussion of the following:

CITY OF HIGHLAND PARK
NATURAL RESOURCES COMMISSION
WEDNESDAY, MAY 8, 2013
233 N. DEERE PARK DRIVE EAST
HIGHLAND PARK, ILLINOIS
5:00 P.M.

MEETING AGENDA

I. Call to Order

II. New Business

A. Tour of a Private Residence Located at 233 N. Deere Park Drive East Regarding a Request for a Beach Structure Permit for Regulated Activities within the Lake Michigan Protection Zone at the Subject Property

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, May 8, 2013 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, MAY 8, 2013
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: March 13, 2013

IV. Business from the Public

V. New Business

- A. 233 N. Deere Park Drive East—Consideration of Beach Structure Permit Application for Regulated Activities in the Lake Michigan Protection Zone
- B. 855 Sheridan Road—Consideration of a Steep Slope Variation Application to Construct a Proposed Addition to an Existing Single-Family Residential Structure
- C. Status Report on Possible Options for a Future City Food Scrap/Composting Program
- D. Discussion of Possible Ravine Education Tour for New Commissioners

VI. Old Business

- A. Status Report on the Energy Efficiency Rebate Information Session on Thursday, May 9, 2013
- B. Status Report on the Chicago River Day Cleanup Event on Saturday, May 11, 2013

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: March 13, 2013

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

CALL TO ORDER

At 6:30 p.m., Vice Chairman Matthews called the meeting to order and the Staff Liaison called the roll.

ROLL CALL

Members Present: Bogot, Coyle, Hannick, Matthews, Rheinstrom, Ross, Sultan (8:05 p.m.), Meyer, Beck and Facchini

Members Absent: Naftzger

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

Staff Present: Staff Liaison Barbara Cates, Department of Public Works Director Ramesh Kanapareddy, City Engineer John Welch and City Forester Joe O'Neill

Also Present: Lake County Board Member Steve Mandel, Citizen Advisor Mark Nolan Hill, Sustainability Coordinator Bryan Tillman and Alliance for the Great Lakes Representative Angela Larsen

MINUTES

A. Regular Meeting of the Natural Resources Commission—February 13, 2013

Commissioner Rheinstrom moved for approval of the minutes of the regular meeting of the Natural Resources Commission held on Wednesday, February 13, 2013 as presented. Commissioner Coyle seconded the motion.

On a voice vote, Vice Chair Matthews declared that the motion unanimously passed 5-0-1, with Commissioner Bogot abstaining due to his absence at the February 13th meeting.

BUSINESS FROM THE PUBLIC

There was no business from the public presented for consideration.

NEW BUSINESS

A. Informational Presentation on Suggested Tools to Enable Public and Private Property Owners to Assess and Restore their Ravines by Alliance for the Great Lakes Representative Angela Larsen

Angela Larsen, the Coastal Program Manager at the Alliance for the Great Lakes, presented an overview of this Item. Larsen discussed the mission and focus of the Alliance for the Great Lakes, the role of the Lake Michigan Ecosystem Partnership and the partners who participated in the development of a rapid ravine assessment toolkit. Larsen noted that the toolkit is intended for an audience of stakeholders such as municipalities and Park Districts; however, a component of the project is the development of a residential ravine guide that can be publicized by groups such as the Commission.

The Commission discussed the cost of implementing a ravine assessment program, the need to provide support for practical outcomes, the challenges of slope maintenance on private property, the possibility of providing financial incentives to encourage restoration, the possible need to revisit the City's Code to determine if it is unnecessarily prohibitive, and the desire to promote available resources to encourage best practices.

The Commission indicated support for participation in the April 25th webinar, and acknowledged that it is likely to provide direction for the most appropriate next steps.

B. Informational Presentation on Ravine 8 Ecosystem Restoration by City Engineer John Welch

City Engineer John Welch presented an overview of this Item. Welch discussed the projects on the City's Ravine Remediation Project Master List for 2012 and 2013 and presented photographs of existing ravine conditions. Welch provided detailed information on the restoration work planned for Ravine 8, including the role of the Army Corps of Engineers, the funding sources for the project, the stakeholders involved, and the anticipated timing for the improvements. The Commission discussed regulations related to sanitary sewer replacement and the plumbing Code.

Commissioner Bogot left the meeting at 7:45 p.m.

OLD BUSINESS

A. Status Report on the Energy Impact Illinois Program

Staff Liaison Cates and Sustainability Coordinator Tillman reported that the Energy Impact Illinois Program was extended to accommodate additional home energy audits and recommended hosting a community meeting to raise awareness of the program. The Commission directed staff to look into the possibility of scheduling a community meeting after the regular Commission meeting on May 8th.

B. Status Report on Library Movie Screening of *With My Own Two Wheels* on March 3, 2013

Student Representative Beck reported that the movie screening was a success, with the attendance of over 40 residents. Student Representative Facchini recommended hosting one of the future screenings at the Aqua Park. Staff Liaison Cates recommended the assembly of a working group to determine the yearly calendar, choose the films, and begin promoting the events. The Commission indicated that the matter could be put on a future Commission agenda for discussion.

Chairman Sultan joined the meeting at 8:05 p.m.

OTHER BUSINESS

Student Representative Facchini discussed opportunities to clean up the ravine near Highland Park High School; the Commission indicated that a ravine cleanup program may be in place and directed Facchini to investigate existing opportunities for her involvement.

Commissioner Ross expressed an interest in establishing a vision for Highland Park's residential ravines. Staff Liaison Cates noted that she would advance discussions between the City's Engineering Division and Commissioner Ross.

Chairman Sultan expressed an interest in leading new Commissioners on a tour of the ravines in May. Staff Liaison Cates reiterated the process for holding the event in compliance with the City's Open Meetings Act.

Sustainability Coordinator Tillman reported that the January numbers indicated an increase in polystyrene recycling.

Vice Chair Matthews reminded the Commission that the Friends of the Chicago River Cleanup Day is scheduled to be held in May. Matthews indicated that he would work with the Park District to determine the most appropriate cleanup location. Staff Liaison Cates volunteered to reserve the dumpster and work with Vice Chair Matthews to advertise the event.

Commissioner Coyle noted that she has volunteered to serve as the Commission representative for the evaluation of the City's composting program and recycling facility hours. Sustainability Coordinator Tillman noted that he would work with Commissioner Coyle to advance both projects.

Commissioner Hannick encouraged the City to use the Ravine 8 project as an opportunity to test the ravine plant palettes that are currently being tested by the Park District elsewhere. Hannick also indicated an interest in meeting with City Forester O'Neill to evaluate the existing Steep Slope regulations. Staff Liaison Cates noted that she would put Mr. O'Neill in touch with Commissioner Hannick.

Student Representative Beck discussed the Highland Park High School Green School Initiative (GSI). Chairman Sultan and Commissioner Hannick indicated that they would be interested in attending a GSI event as representatives of the Commission.

Citizen Advisor Hill discussed Project Citizen, noting that the simulated legislation will be held on April 5th, and the focus of this year's program is school safety.

ADJOURNMENT

Chairman Sultan adjourned the meeting at 8:32 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 II

Date: May 1, 2013

Re: Agenda Items for the May 8th Meeting of the Natural Resources Commission

NEW BUSINESS:

A. 233 N. Deere Park Drive East—Consideration of Beach Structure Permit Application for Regulated Activities in the Lake Michigan Protection Zone

The applicant, Joe Kelley, has submitted a Beach Structure Permit Application to conduct the following “Regulated Activities” within the Lake Michigan Protection Zone at 233 N. Deere Park Drive East:

- Construct a steel and quarystone breakwater at the south end of the subject site
- Construct groin toe protection at the lakeward end of an existing steel groin at the north end of the subject site
- Construct quarystone toe protection along the length of the toe at the property
- Remove existing, failing concrete modular structures on the beach
- Remove 4 existing trees
- Deposit sand fill on-site as required by the Illinois Department of Natural Resources

The construction materials will be brought to the site via barge on Lake Michigan, and a backhoe and crane will be used as necessary to deposit the materials. The improvements will extend approximately 135 ft. lakeward from the existing steel bin wall.

The proposed beach improvements also involve the removal of existing failing concrete modular structures in the Lake Michigan Protection Zone at 225 N. Deere Park Drive East for reuse as cobble bedding for the improvements at 233 N. Deere Park Drive East. The property owner at 225 N. Deere Park Drive East has submitted the attached letter authorizing the activity, and the City’s Corporation Counsel have reviewed this request and found that a separate Beach Structure Permit Application is not necessary.

The proposed project also includes the construction of a steel tram/stair/landing system, to be constructed behind the existing steel bin wall, within the Steep Slope Zone. Relief for the improvements within the Steep Slope Zone will not be necessary because they comply with the regulations in Article 19 of the Zoning Code, per the attached memorandum from the Engineering Division.

Because the work is proposed within the “Lake Michigan Protection Zone” at the subject property and it is classified as a “Regulated Activity” under Section 150.703.1(E)(1) of the Zoning Code, the applicant must appear before the Commission for review and recommendation to the City Council for final determination.

Agency Approvals

The applicant has submitted the attached approvals required from the U.S. Army Corps of Engineers, the Illinois Environmental Protection Agency, the Illinois Historic Preservation Agency and Lake County Stormwater Management Commission, as required by the Beach Structure Application regulations. The applicant has verified, within the attached letter dated January 4, 2013, that the proposed plans are the same which were reviewed and approved by the required agencies.

Engineering Division Review

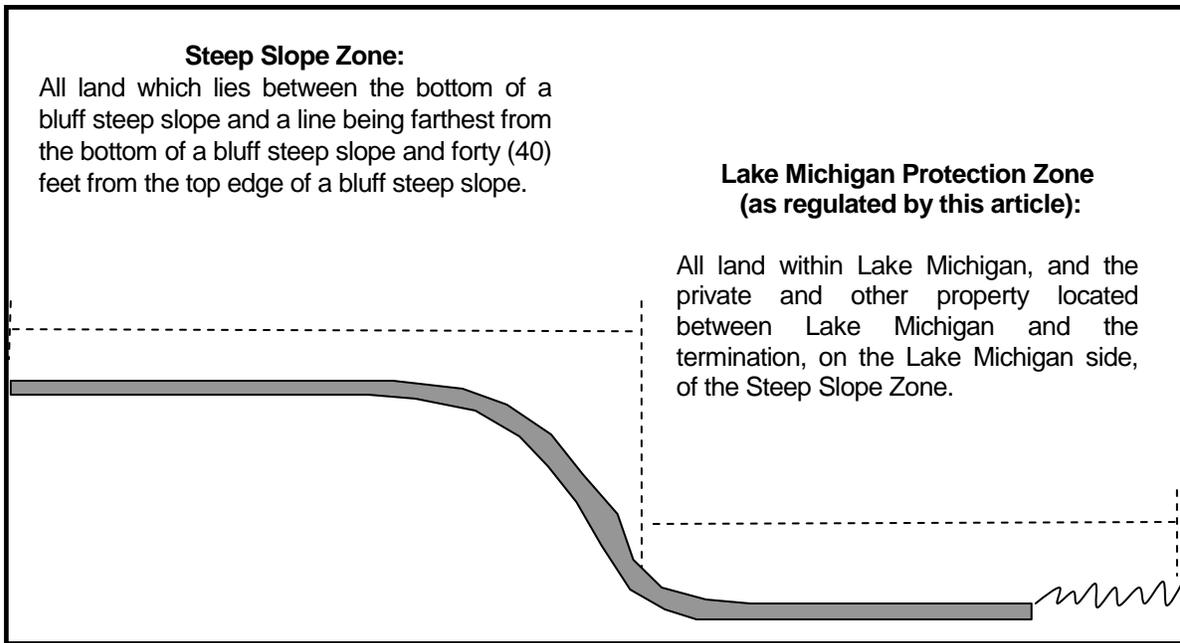
The Engineering Division has submitted the attached memorandum, dated April 26, 2013, noting that staff has reviewed the application and found that it has met the submittal requirements. Upon completion of the project, the applicant’s consultant will be responsible for certifying that all of the work has been completed in accordance with the approved plan and project specifications.

Forestry Division Review

The applicant is proposing to remove 4 trees and has submitted the attached report from Nels J. Johnson Tree Experts, dated April 19, 2013, for the Commission’s review. It is noted that two of these trees, a 3-inch Green Ash and a 19-inch Eastern Cottonwood, are in average condition and the other two trees, a double-stem of the invasive species Heaven and a 6-inch American Elm, are in poor condition. The City Forester has reviewed the application and submitted the attached email, dated April 25, 2013, which notes no objection to the proposed tree removal. The applicant will be required to provide replacement trees and removal fees as required by Chapter 94 of the City Code.

Beach Structure Ordinance Process, Policy & Standards

The Beach Structure Ordinance regulates and requires permits for all activity in the City’s “Lake Michigan Protection Zone,” an area comprised of all land between Lake Michigan and the toe of the bluff.



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

Per Section 150.703.1(E)(5(a), **the Commission is being asked to consider the proposed Beach Structure Permit under the following standards and vote to direct staff to draft Findings of Fact for future Commission approval and City Council determination.** Please note that within attached cover memo, the applicant addresses these standards.

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

- (a) The proposed Regulated Activity and/or Structure shall not unreasonably impede access to or pedestrian movement along the beach or to Lake Michigan;
- (b) The proposed Regulated Activity and/or Structure shall not unnecessarily impede navigability within Lake Michigan;
- (c) The proposed Regulated Activity and/or Structure shall not unreasonably impact the Subject Property or the Adjacent Properties;
- (d) The Applicant has proposed appropriate long-term maintenance requirements and plans, as necessary, for the proposed Regulated Activity and/or Structure;

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

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

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

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

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

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

Feel free to contact me if you have any questions regarding this matter, or if you would like to further discuss the Beach Structure Ordinance prior to the meeting. As a reminder, the Beach Structure Permit Application regulations can be found in Section 150.703.1, accessed online at:

<http://www.cityhpil.com/documents/21/31/50/ART07%20AREA%20BULK%20%20DENSITY.PDF>

Per the Commission's direction, I will be prepared to deliver a brief presentation summarizing the proposed project. As usual, the above list of Beach Structure Ordinance standards will also be available on the table for the Commission's reference and discussion.

Please note that a special meeting will be held at the property at 5:00 p.m. prior to the Commission meeting on May 8th to give the Commission the opportunity to inspect the property as a group. Applicant representatives will be on hand, and I urge you to drop by if you are available.

B. 855 Sheridan Road—Consideration of a Steep Slope Variation Application to Construct a Proposed Addition to an Existing Single-Family Residential Structure

The existing home and detached garage at 855 Sheridan Road were constructed in 1915, and both are located adjacent to the top of a ravine located on the property; 1,012 sq. ft. of the

home is currently within the Steep Slope Zone setback and 260 sq. ft. of the detached garage is currently within the Steep Slope Zone setback. The applicants, William and Patricia Terman, are requesting Commission consideration of a Steep Slope variation to:

- encroach a maximum of 6.42 ft. into the 10 ft. ravine Steep Slope Zone setback for a maximum distance of 13.25 ft. for a total square footage encroachment of 69 sq. ft. in the Steep Slope Zone in order to construct a single-story addition to an existing single-family home to connect an existing detached garage to the existing principle structure.

As part of the improvements, the homeowner is proposing to construct a deck within the Steep Slope Zone; however, the deck meets the size requirements in Article 19 and will therefore not require relief.

It should also be noted that because the proposed addition would connect the existing principle structure with the existing garage, the garage becomes an extension of the principle structure. Relief will be needed from the established front yard setback and the front yard setback in order to permit the proposed improvements, but this relief is outside of the scope of the Commission's purview and will be addressed separately by the Zoning Board of Appeals should this matter be advanced to them for final determination.

Engineering Division Review

The Engineering Division has reviewed the application and submitted the attached memorandum, dated April 26, 2013, noting that the proposal does not require any earthmoving or re-grading within the Steep Slope Zone. The Engineering Division has exempted the applicant from supplying a soil analysis, because it has been determined that the encroachment is minimal and will not cause damage to or disrupt the stability of the Steep Slope environment. If the applicant is granted relief to construct the improvements, the Engineering Division may require a soil study to be conducted at the site.

Forestry Division Review

The applicant is not proposing to remove any trees in conjunction with the proposed work. The City Forester has reviewed the application and has submitted the attached memorandum, dated April 16, 2013, indicating that he does not object to the project.

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.** 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 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. 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>

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.

C. Status Report on Possible Options for a Future City Food Scrap/Composting Program

Sustainability Coordinator Bryan Tillman will present an overview of this item.

D. Discussion of Possible Ravine Education Tour for New Commissioners

Chairman Sultan would like to orient new Commissioners with the City's public ravines during an educational tour, likely to be scheduled on a weekend in May. At the upcoming meeting, we would like to gauge the Commission's interest in and availability for the event.

OLD BUSINESS:

A. Status Report on the Energy Efficiency Rebate Information Session on Thursday, May 9, 2013

As a reminder, a community open house on the Energy Impact Illinois program is scheduled to be held in the Council Chambers at City Hall on Thursday, May 9th at 7:00 p.m. Bryan Tillman will provide a brief status report on the open house agenda at the upcoming meeting, and all Commissioners are invited to attend to show support.

The program has been extended to provide rebates until July 30th. For those of you that have not yet signed up for the energy audit and are interested in doing so, you now have extra time to take advantage of this program! For additional information, please visit: <http://energyimpactillinois.org/>

B. Status Report on the Chicago River Day Cleanup Event on Saturday, May 11, 2013

The Commission and the Park District are registered to participate in the upcoming Friends of the Chicago River's annual Chicago River Day clean up. This year's clean up will be held at the following two locations in Highland Park on Saturday, May 11th from 9 a.m. to noon:

- **Larry Fink Memorial Park, 701 Deer Creek Parkway**
Site Captain: Commissioner Bill Bogot
- **Staples Store, 1931 Skokie Valley Road**
Site Captain: Resident Volunteer Joe Hmieleski

Ages 8 and up are welcome; however, children under 13 should be accompanied by an adult. Work clothes, gloves and boots are recommended. This event has been advertised in the City's forums, and it is sure to be a fun community gathering. For more information, call the Park District at 847-579-4087, or visit the Friends of the Chicago River website at www.chicagoriver.org

ATTACHMENTS:

- 233 N. Deere Park Drive Beach Structure Application Materials
- 855 Sheridan Road Steep Slope Variation Application Materials



**233 N. Deere Park Drive E.
Highland Park**

**Submittal to
Community Development Department
April 8, 2013**

Prepared By:

**Shabica & Associates, Inc.
Sustainable Coastal Solutions
550 Frontage Road, Suite 3735
Northfield, Illinois 60093
Tel. 847-446-1436
Fax 847-716-200**



Shabica & Associates, Inc.
Sustainable Coastal Solutions

Barbara Cates
City of Highland Park
Community Development Department
1150 Half Day Road
Highland Park, Illinois 60035

Dear Ms. Cates:

April 8, 2013

Attached please find a submittal to the City of Highland Park's Community Development Department for a Shoreline Enhancement project at the property of Joseph & Rachel Kelley at 233 N. Deere Park Drive E., Highland Park. Proposed work includes construction of a steel and quarrystone breakwater, groin toe protection at the lakeward end of an existing steel groin, sandfill as required for this work, removal of the concrete modular structures, and a steel stair and deck system for access from the bluff to the beach on the subject property as well as the adjacent property to the south (225 N. Deere Park Drive E.). All Federal, State and County permits have been approved for the proposed work (see Appendix).

The City's Standards for Review, as outlined in the "Lake Michigan Protection Regulations" from Section 150.703.1 *Special Regulations for the LFOZ Lakefront Density and Character Overlay Zone*, are outlined below with our responses following:

- a. *The proposed Regulated Activity and/or Structure shall not unreasonably impede access to or pedestrian movement along the beach or to Lake Michigan.*
This project will not impede pedestrian access or movement along the beach or to Lake Michigan.
- b. *The proposed Regulated Activity and/or Structure shall not unnecessarily impede navigability within Lake Michigan*
As the breakwaters will not extend further east than other existing structures, the proposed project will not have any impact on the navigability of Lake Michigan.
- c. *The proposed Regulated Activity and/or Structure shall not unreasonably impact the Subject Property or the Adjacent Properties*
The project will protect the Subject Property from shoreline erosion, and the sandfill, as required by the IDNR will assure that the project will not negatively impact the adjacent properties.
- d. *The Applicant has proposed appropriate long-term maintenance requirements and plans, as necessary, for the proposed Regulated Activity and/or Structure*
The project has a long-term maintenance plan.
- e. *The proposed means and methods of undertaking the Regulated Activity and/or Structure are consistent with appropriate design and aesthetics principles*
The means and methods of construction are consistent with design and aesthetics; all work will be completed via marine mobilization.

- f. *The proposed Regulated Activity and/or Structure shall not create new nor amplify existing erosion problems on the Subject Property and on Adjacent Properties*
The project will prevent future bluff erosion on the subject property, and will not affect adjacent properties. As the construction will be completed via marine access the bluff will not be disturbed with the exception of the tram landing above the seawall, which will be completed in a manner to prevent erosion.
- g. *The proposed Regulated Activity and/or Structure shall be for the purposes of erosion control, water gathering, and/or public access only*
The proposed shore protection will prevent future bluff erosion on the subject property and allow access to the beach from the tableland.
- h. *There will not be an unnecessary adverse environmental or ecological impact on the Subject Property or on any of the Adjacent Properties as a result of the proposed Structure and/or the Regulated Activity*
The proposed structure will not cause unnecessary adverse environmental or ecological impact. The plan includes removal of three invasive trees (Box Elders) at the base of the seawall on the beach.
- i. *The proposed Structure and/or Regulated Activity is the least environmentally and ecologically intrusive means of achieving the stated purpose of the Structure*
The proposed system is a viable, environmentally-correct means of achieving the stated purpose.
- j. *The Applicant has properly obtained any and all permits required by the federal, state, and county governments for the Regulated Activity and/or the Structure*
All Federal, State and County permits have been approved and are attached.

A Permit Application has been filed with the Department of Public Works for the proposed project. In conformance to the City's Application Guidelines, the following documents and information are included:

- i. *A statement of the purpose and planning objectives to be achieved by the proposed Regulated Activity*
The proposed breakwater-protected pocket beach system will help protect the property during average to high lake levels and will also allow for the removal of the concrete modular structures that currently prevent access to Lake Michigan. The proposed system will move the locus of wave action further offshore where lakebed downcutting will be reduced. The stairs and landing will allow access from the tableland to the beach and Lake Michigan.
- ii. *A plat of survey of the Subject Property*
A Plat of Survey is attached.
- iii. *A conceptual plan showing the Subject Property and the Adjacent Properties, including any and all existing Structures in the portion of the Lake Michigan Protection Zone abutting those properties*
A Plan View is attached.
- iv. *Development and site plans showing the proposed Structure, if applicable*
Same as Conceptual Plan in Item iii
- v. *A demolition plan, if applicable*
Demolition is noted on the attached Plan View, and includes removal of three invasive trees on the beach.
- vi. *An elevation plan, which shall include sectional views of the proposed Structure, if applicable*
Cross-sectional drawings are attached.

- vii. *Copies of any and all permits required by the federal, state, and county governments for the Regulated Activity and/or the Structure*
Federal, State and County permit approvals are attached.
- viii. *Engineering details of the proposed Structure and/or the Regulated Activity, which shall include, if applicable:*
- A. *Structure height: N/A, see Coastal Engineering Report and plans*
Structure Length: System extends about 135' lakeward from the seawall
Structure Width: N/A, see plans
 - B. *The spacing between the proposed Structure and other Structures in the Lake Michigan Protection Zone abutting any of the Adjacent Properties*
No spacing is applicable.
 - C. *The materials of which the proposed Structure will be composed*
The breakwater will be quarried quartzite and steel sheetpile. Sand will be placed as required by the IDNR as beach fill. The stair system will be steel, limestone and ipe wood.
- ix. *A geo-technical investigation report of the site*
As there will be no major earthmoving or structures built on the bluff slope, the Professional Engineer for this project does not see the need for a geotechnical investigation (email from Wayne Brunzell, PE is attached in Appendix).
- x. *A statement outlining structure success in various water levels*
The breakwater and deck systems are designed to function during varying lake levels.
- xi. *A statement describing the long-term maintenance requirements and plan for the proposed Structure*
The proposed structure has a 20-year design-life, and the stone that will be used will last thousands of years. After construction, if and when the revetment begins to settle, it has been designed to remain functional. Periodic maintenance is recommended as necessary based on biannual visual inspections. Typically, at the time of recommended maintenance, additional stone will be brought in and placed over the existing revetment to bring it back to the original specification.
- xii. *A written description of the proposed means and methods of undertaking the Regulated Activity*
All materials and equipment will be delivered to and removed from the site via barge on Lake Michigan. The beach work will be completed using a backhoe and crane as needed. Portions of the deck work will be completed by hand.
- xiii. *An explanation, in narrative form, of the following:*
- A. *Any and all erosion problems on the Subject Property for which the Structure and/or Regulated Activity is designed to correct or remedy*
This system is designed to protect the Subject Property from future bluff erosion due to stormwave damage as well as reduce lakebed erosion with sand cover on the lakebed.
 - B. *The environmental and ecological impact on the Property and the Adjacent Properties that are expected to result from the Structure and/or Regulated Activity*
The environmental impact of this project is that the stormwater will be filtered by the beach. This will reduce sediment and chemical pollution from flowing into Lake Michigan.
 - C. *How the proposed Structure and/or Regulated Activity is the least environmentally and ecologically intrusive means of achieving the stated purpose*

The design of this system is minimally intrusive to the environment. The natural character of the bluff is glacial clay till containing rocks. As the bluff erodes, these rocks remain at the bluff toe. The steel portion of the system will be similar to the existing groins in the area and reduce coverage of the lakebed with stone.

- D. The nature and composition of existing protections, including existing Structures, of the shoreline in that portion of the Lake Michigan Protection Zone abutting either the Subject Property or the Adjacent Properties, and the impact and effectiveness of those protections on the shoreline, the lakebed, and on erosion of the Subject Property and Adjacent Properties*

The existing form of shore protection at the Subject Properties is a row of concrete modular structures near the waterline that have begun to fail and prevent access to the water.

- xiv. A non-refundable application fee, in the amount set forth in the City's Annual Fee Resolution*
The application fee is attached.

An Appendix of attachments is included with this letter.

This information addresses the application requirements for submission. Please let us know if you require any further information.

Sincerely,



Jon Shabica
Vice President



Appendix

GLOSSARY OF COASTAL TERMS

ALONGSHORE - Parallel to and near the shoreline (synonymous with longshore).

BEACH - Zone of sand, gravel, or cobble, extending from the low water line landward where either the topography abruptly changes (bluff toe) or permanent vegetation appears.

BLUFF - High steep bank (in common usage composed mainly of soil; cliff - composed primarily of rock).

BLUFF TOE - Base of bluff.

BREAKWATER - A structure typically made of quarystone, usually shore-parallel and sometimes shore-connected, that provides beach protection from waves.

BULKHEAD - A structure or partition to retain or prevent sliding of the land. A secondary purpose is to protect the upland against damage from wave action.

CURTAIN DRAIN - A trenched drain near the crest of the bluff. Intercepts tableland runoff (also *French Drain*).

DOWNDRIFT - Direction of longshore movement of sediment, varies with wave direction (downdrift is south in Illinois).

GABION - Commercially available galvanized or plastic coated wire baskets filled with cobble sized stone (commonly 4 to 10 inch). Gabion revetments can be built without special construction equipment by wiring the baskets together.

GROIN (British GROUYNE) - A structure built (usually perpendicular to shore) to trap littoral drift sediment. In Lake Michigan groins are generally constructed of steel sheet piling. With lake bed steepening, many north shore groins are no longer effective.

GROIN FIELD - Series of groins acting together to protect a section of beach.

NEARSHORE - Area out from the shoreline affected by wave activity.

QUARRYSTONE - Stone processed from a quarry. In Illinois, most quarystone is limestone or quartzite.

RETAINING WALL - A wall constructed to prevent a slope from sliding.

REVTMENT - A facing of stone or concrete units placed against an embankment, bluff or shore structure for protection from waves or currents.

RUBBLE - Rough, irregular fragments of stone or broken concrete.

SEAWALL - Structure separating land and water designed to prevent wave damage or erosion.

SCARP - A steep slope caused by erosion or sliding.

SHEET PILE - Interlocking steel piles driven into the earth or lakebed to form a wall or bulkhead. Steel pile is highly recommended in Lake Michigan for its ability to resist corrosion.

SHORELINE - Waterline where water intersects the land.

SHORE SOFTENING - Reducing wave reflection off bulkheads, seawalls, or large quarystone.

SOIL CREEP - Surface soil loss typically due to rainfall on exposed surface soil or gravity sliding of soil layer on slope. Can be mitigated by planting low surface vegetation.

SLOPE - The degree of inclination to the horizontal. Usually expressed as a ratio, such as 1 on 2 indicating 1 unit vertical rise in 2 units of horizontal distance.

SPUR - A short breakwater usually attached to the lakeward end of a groin and running parallel to shore.

UPDRIFT - Opposite general direction of movement of littoral drift sediment (updrift is north in Illinois).

Joseph Kelley
233 N. Deere Park Drive E.
Highland Park, IL 60035

Barbara Cates
City of Highland Park
Community Development Department
1150 Half Day Road
Highland Park, IL 60035

Dear Ms. Cates,

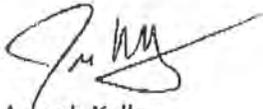
January 4, 2013

I hereby request that Shabica and Associates, Inc. be authorized to act in my behalf in filing a permit application for shore protection at 233 N. Deere Park Drive E., Highland Park, Illinois.

There have been no revisions to the plans as submitted to the City of Highland Park and approved by the state and federal regulators (a copy of the issued state and federal permits are attached).

If additional information is required, please contact me at the above address.

Sincerely,



Joseph Kelley
Owner

cc: Shabica & Associates, Inc.

Gary & Janet Resnick
225 N. Deere Park Drive
Highland Park, IL 60035

Construction Operations Div. Regulatory Branch
Corps of Engineers, Chicago District
111 N. Canal Street
Chicago, IL 60606-7206

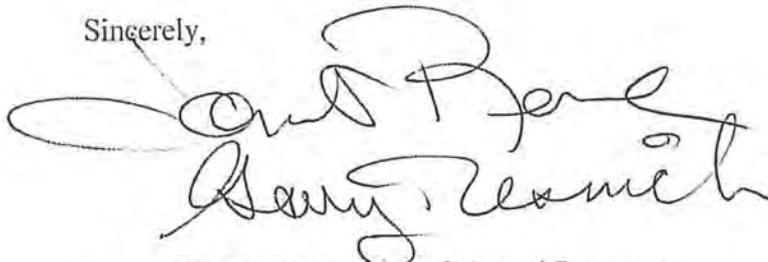
October 26, 2011

Dear Sir or Madam,

I hereby request that Shabica & Associates, Inc. be authorized to act in my behalf in placing sand on my property as part of the Kelley project at 233 N. Deere Park Drive, Highland Park, Illinois. I convey permission for representatives of Shabica & Associates, Inc. to enter my property for consulting purposes.

If additional information is required, please contact me at the above address.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Resnick". The signature is written in black ink and is positioned above the distribution list.

cc: Illinois Department of Natural Resources
Illinois Environmental Protection Agency
Shabica & Associates, Inc.
Joseph Kelley

Janet Resnick
225 N. Deere Park Drive
Highland Park, IL 60035

City of Highland Park Planning Department
1150 Half Day Road
Highland Park, Illinois 60035

April 15, 2013

Dear Sir or Madam,

I hereby request that Shabica & Associates, Inc. be authorized to act in my behalf in removal of the failing concrete modular structures at my shoreline as part of the Kelley project at 233 N. Deere Park Drive, Highland Park, Illinois. I convey permission for representatives of Shabica & Associates, Inc. to enter my property for consulting purposes.

If additional information is required, please contact me at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read 'Janet Resnick', written in a cursive style.

cc: Shabica & Associates, Inc.

Stefanie Nagelbach

From: WRBrunzell@aol.com
Sent: Wednesday, April 03, 2013 9:50 AM
To: stefanie@shabica.com
Subject: Kelley Estate: 233 N. Deere Park Dr. Highland Park, Illinois

Dear Ms. Nagelbach:

Please refer to the attached Drawing titled: "Lower Tram Stations - Beach Deck & Stairs", Dated 3/22/13.

It is my professional opinion that a geotechnical study and report is not necessary because the proposed project is below the toe of the bluff and does not affect slope stability. The piles that will support the deck are located on the sand beach in an area where the surface elevation is approximately 582. The project requires no modification to the bluff's slope, whatsoever.

Respectfully submitted,

BRUNZELL ASSOCIATES LTD
Wayne R. Brunzell, P.E.
Illinois Lic. # 25151

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3267 / Virus Database: 3162/6222 - Release Date: 04/03/13



NELS J. JOHNSON
TREE EXPERTS, INC.
912 Pitner Avenue
Evanston, Illinois 60202-1585

Evanston: 847-475-1877
Barrington: 847-382-2777
Hinsdale: 630-654-1877
Fax: 847-475-0037

www.nelsjohnsonstree.com

April 19, 2013

Shabica And Associates, Inc.
550 W. Frontage Road
Northfield, IL 60093

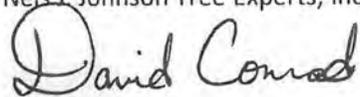
Re: 233 North Deere Park Drive, Highland Park

Dear Ms. Nagelbach,

The north tree is a 3 inch green ash in average condition. The next tree south is a double stem tree of heaven (7inch, 5inch stems) which is an invasive species. The clump to the south is a 6 inch American elm, and a 19 inch eastern cottonwood. The elm is subdominant and of very poor form. The cottonwood is in average condition.

If you have any questions please feel free to contact our office.

Best regards,
Nels J. Johnson Tree Experts, Inc.


David Conrad









REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
CHICAGO DISTRICT, CORPS OF ENGINEERS
111 NORTH CANAL STREET
CHICAGO, ILLINOIS 60606-7206

March 19, 2013

Technical Services Division
Regulatory Branch
LRC-2011-00838

SUBJECT: Proposal to Install a Breakwater and Remove a Concrete Modular Structure and Pier at Lake Michigan Located at 233 N. Deere Park Drive E, Highland Park, Lake County, Illinois

Joseph Kelley
233 N. Deere Park Drive E.
Highland Park, Illinois 60035

Dear Mr. Kelley:

The U.S. Army Corps of Engineers has made a favorable determination on your application for a Department of the Army individual permit. Two copies of your permit for the above-referenced project are enclosed. Please review the conditions before signing the permit

You are hereby advised that the following options are available to you in your evaluation of the enclosed permit:

- 1) You may sign the permit, and return it to this office for final authorization. Your signature on the permit means that you accept the permit in its entirety, and waive all rights to appeal the permit, or its terms and conditions. If the terms and conditions of the permit are acceptable, please sign both copies on the line above the word "PERMITTED" and return them to this office for counter-signature. Upon receipt, this office will sign both copies and return one to you for your records. You are not authorized to do work until you receive your copy of the permit that has been countersigned by the Corps.
- 2) You may decline to sign the permit because you object to certain terms and conditions therein, and you may request that the permit be modified accordingly. You must outline your objections to the terms and conditions of the permit in a letter to the District Commander. Your objections must be received by the District Commander within 60 days of the date of this letter, or you will forfeit your right to request changes to the terms and conditions of the permit. Upon receipt of your letter, the District Commander will evaluate your objections, and may: (a) modify the permit to address all of your concerns, or (b) modify the permit to address some of your objections, or (c) not modify the permit, having determined that the permit should be issued as previously written. In any of these three cases, the District Commander will send you a final permit for your reconsideration, as well a notification of appeal (NAP) form and a request for appeal (RFA) form. Should you decline the final proffered permit, you can appeal the declined permit under the Corps of Engineers Administrative Appeal Process by submitting the completed RFA form to the Division Engineer. The RFA must be received by the Division Commander

within 60 days of the date of the NAP that was transmitted with the second proffered permit.

Under Federal regulations, a fee is required for permits issued for work or construction in waters of the United States. Your project constitutes a non-commercial activity and the fee for such activities is \$10.00. Please remit a check for that amount, payable to FAO, U.S. Army Corps of Engineers, Chicago District, along with the signed permit forms. Please make sure that the permit number is mentioned in the memo portion of your check.

Conditions of the IEPA Section 401 Water Quality Certification are conditions to the final DA permit. If you have any questions concerning you IEPA Section 401 Water Quality Certification, please contact Mr. Dan Heacock at IEPA's Bureau of Water, by telephone at (217) 782-3362.

Please review the conditions before signing the permit. Your signature constitutes your specific agreement to the enclosed permit. Failure to meet any of the conditions may result in revocation of your permit. If the copies of the permit with your signature are not returned to this office within thirty (30) days of the date of this letter, your authorization will no longer be valid and the application will be considered withdrawn. If you wish to reinstate your permit request after the thirty (30) day time period, this office reserves the right to reevaluate your project, which may include the reissuance of a public notice.

This permit does not obviate your responsibility to obtain any required state or local approvals for this project. If you have any questions, please contact Kate M. Bliss of my staff by telephone at 312-846-5542, or email at Kate.M.Bliss@usace.army.mil.

Sincerely,



LEESA A. BEAL
Chief, Regulatory Branch

Enclosures

Copy Furnished:

Shabica & Associates, Inc. (Jon Shabica)



PERMIT NO. LM2013001

DATE: January 9, 2013

State of Illinois
Department of Natural Resources, Office of Water Resources
and
Illinois Environmental Protection Agency

Permission is hereby granted to: **Mr. Joseph Kelly**
233 N. Deere Park Drive E
Highland Park, IL 60035

To construct a steel sheet pile groin, quarystone breakwater, quarystone toe protection and place 2,500 tons of clean sand in Lake Michigan at 233 N. Deere Park Drive E., Highland Park, Illinois 60035. The project is located in the Southeast Quarter of Section 31, Township 43 North, Range 13 East, of the 3rd Principal Meridian in Lake County.

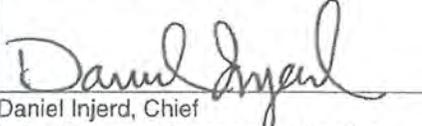
In accordance with an application dated **December 14, 2011**, and the plans and specifications entitled:

BREAKWATER-PROTECTED BEACH, ONE SHEET, UNDATED, RECEIVED DECEMBER 20, 2011.

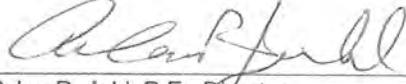
KELLEY BREAKWATER -PROTECTED BEACH, DRAWING 3A, DATED NOVEMBER 16, 2011, RECEIVED MAY 29, 2012.

KELLEY BREAKWATER - PROTECTED BEACH, DRAWINGS 1,2, 3B, 4, 5, AND 6, DATED NOVEMBER 16, 2011, LATEST REVISION MAY 23, 2012, RECEIVED MAY29, 2012.

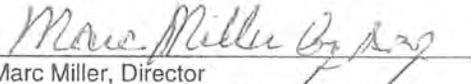
Examined and Recommended:


Daniel Injerd, Chief
Lake Michigan Management Section

Approval Recommended:


Arlan R. Juhl, P.E., Director
Office of Water Resources

Approved:


Marc Miller, Director
Department of Natural Resources

This PERMIT is subject to the terms and special conditions contained herein and in the attached NOTICE OF FINAL DETERMINATION of the Illinois Environmental Protection Agency. This PERMIT is not valid unless a NOTICE OF FINAL DETERMINATION of the Illinois Environmental Protection Agency as required by Section 39(a) of the Environmental Protection Act is attached.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

PAT QUINN, GOVERNOR

JOHN J. KIM, INTERIM DIRECTOR

217/782-3362

December 12, 2012

U.S. Army Corps of Engineers, Chicago District
ATTN: Regulatory Branch
111 North Canal Street
Chicago, IL 60606-7206

IDNR/OWR
Lake Michigan Management Section
Michael A. Bilandic Building
160 N. LaSalle Street, Suite S-700
Chicago, IL 60601

Re: U.S. Army Corps of Engineers, Chicago District –(Lake County)
Breakwater Construction - Highland Park
Permit # 2012-LM-0071
Log # LM 0071-12 and C-0004-12 [CoE appl. # LRC-2011-838]

Gentlemen:

This Agency received a request on December 21, 2011 from Joseph Kelley requesting necessary comments concerning the proposed steel and stone breakwater, groin toe protection, sandfill and removal of existing concrete shoreline protection structures near Highland Park. We offer the following comments.

Based on the information included in this submittal, it is our engineering judgment that the proposed project may be completed without causing water pollution as defined in the Illinois Environmental Protection Act, provided the project is carefully planned and supervised.

These comments are directed at the effect on water quality due to the construction activities involved in the above described project and are not an approval of any discharge resulting from the completed facility, nor an approval of the design of the facility. These comments do not supplant any permit responsibilities of the applicant toward the Agency.

This Agency hereby issues certification under Section 401 of the Clean Water Act (PL 95-217) and Final Determination under Section 39 of the Illinois Environmental Protection Act, subject to the applicant's compliance with the following conditions:

1. The applicant shall not cause:
 - a. violation of applicable water quality standards of the Illinois Pollution Control Board, Title 35, Subtitle C: Water Pollution Rules and Regulations;
 - b. water pollution defined and prohibited by the Illinois Environmental Protection Act;
 - c. interference with water use practices near public recreation areas or water supply intakes; or
 - d. violation of applicable provisions of the Illinois Environmental Protection Act.

Page No. 2
Log No. LM 0071-12 and C-0004-12

2. The applicant shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
3. Any spoil material excavated, dredged or otherwise produced must not be returned to the waterway but must be deposited in a self-contained area in compliance with all state statutes, regulations and permit requirements with no discharge to waters of the State unless a permit has been issued by this Agency. Any backfilling must be done with clean material and placed in a manner to prevent violation of applicable water quality standards.
4. All areas affected by construction shall be mulched and seeded as soon after construction as possible. The applicant shall undertake necessary measures and procedures to reduce erosion during construction. Interim measures to prevent erosion during construction shall be taken and may include the installation of staked straw bales, sedimentation basins and temporary mulching. All construction within the waterway shall be constructed during zero or low flow conditions. The applicant shall be responsible for obtaining an NPDES Storm Water Permit prior to initiating construction if the construction activity associated with the project will result in the disturbance of 1 (one) or more acres, total land area. An NPDES Storm Water Permit may be obtained by submitting a properly completed Notice of Intent (NOI) form by certified mail to the Agency's Division of Water Pollution Control, Permit Section.
5. The fill material used in Lake Michigan shall be predominantly sand or larger size material, with <20% passing a #230 U. S. sieve.
6. The applicant shall implement erosion control measures consistent with the "Illinois Urban Manual" (IEPA/USDA, NRCS; 2011).
7. Asphalt, bituminous material and concrete with protruding material such as reinforcing bar or mesh shall not be 1) used for backfill, 2) placed on shorelines/streambanks, or 3) placed in waters of the State.
8. The proposed work shall be constructed with adequate erosion control measures (i.e., silt fences, straw bales, etc.) to prevent transport of sediment and materials downstream.

This certification and final determination becomes effective when the Department of the Army, Corps of Engineers, and the Illinois Department of Natural Resources, Office of Water Resources, includes the above condition # 1 through # 8 as conditions of the requested permit issued pursuant to Section 404 of PL 95-217, and Section 39 of the Illinois Environmental Protection Act and Chapter 19, par.65, Ill. Rev. Stat.

This final determination does not grant immunity from any enforcement action found necessary by this Agency to meet its responsibilities in prevention, abatement, and control of water pollution.

Sincerely,



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

SAK:DLH:DRG:C-0004-12_401 WQC with LM determination_21Dec11.docx

cc: IEPA, Records Unit
IEPA, DWPC, FOS, DesPlaines
USEPA, Region 5
Joseph Kelley, 233 N. Deere Park Drive E., Highland Park, IL 60035
DRG



Illinois Historic
Preservation Agency

FAX (217) 782-8161

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

Lake County
Highland Park
Shoreline Erosion Protection
233 N. Deere Park Drive East
IHPA Log #002122111

January 5, 2012

Jon Shabica
Shabica & Associates, Inc.
550 Frontage Road, Suite 3735
Northfield, IL 60093

Dear Mr. Shabica:

We have reviewed the documentation submitted for the referenced project in accordance with 36 CFR Part 800.4. Based upon the information provided, no historic properties are affected. We, therefore, have no objection to the undertaking proceeding as planned.

Please retain this letter in your files as evidence of compliance with section 106 of the National Historic Preservation Act of 1966, as amended. This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

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

Sincerely,

A handwritten signature in cursive script that reads "Anne E. Haaker". The ink is dark and the signature is fluid and legible.

Anne E. Haaker
Deputy State Historic
Preservation Officer



STORMWATER MANAGEMENT COMMISSION

January 8, 2013

Mr. Joseph Kelley
233 N. Deere Park Drive E.
Highland Park, IL 60035

Subject: Shore Protection: Breakwater-Protected Beach at 233 N. Deere Park Dr. E., Highland Park
Watershed Development Permit #C12-16-052
USACE #LRC-2011-00838
SOIL EROSION & SEDIMENT CONTROL APPROVAL

Dear Mr. Kelley:

The Lake County Stormwater Management Commission approves the proposed soil erosion and sedimentation control measures for the proposed improvements at the above referenced site. This approval is conditional upon the following:

- Appropriate soil erosion and sedimentation control measures shall be installed to prevent sediment-laden runoff from entering Lake Michigan.
- All conditions listed in the attached Pre-Construction Meeting, Digital Plan, and Inspection Deposit Memorandum. Please note, the inspection deposit received from the applicant was \$2000 and the pre-construction meeting deposit was \$410.
- As agreed, the Village will not reduce or refund the SE/SC portion of the contractor's performance guarantee until SMC concurrence has been obtained.

This approval is based on the plan entitled:

PLAN VIEW SHOWN OVER EXISTING CONDITIONS, SE/SC PLAN, TOPOGRAPHIC SURVEY, FOR KELLEY BREAKWATER-PROTECTED BEACH, 233 N. DEERE PARK DRIVE E., HIGHLAND PARK, IL, 60035, BY SHABICA & ASSOCIATES, INC. DATED NOVEMBER 16, 2011, LAST REVISED NOVEMBER 14, 2012, RECEIVED BY SMC NOVEMBER 26, 2012: 1 SHEET

This approval does not authorize construction. Both a Watershed Development Permit issued by the City of Highland Park and an USACE permit are required prior to construction. Please forward a copy of the USACE permit when available.

We would like to be of assistance. If you have any questions, or would like to set up the pre-construction meeting, please call Tim Cook at (847) 377-7703 or e-mail at tcook@lakecountyil.gov. If you have any additional concerns that have not been addressed by the regulatory staff, you may contact Chief Engineer Kurt Woolford kwoolford@lakecountyil.gov or Executive Director Michael Warner mwarner@lakecountyil.gov at (847) 377-7700.

Mr. Joseph Kelley
January 8, 2013
Page 2 of 2

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

www.lakecountyil.gov/Stormwater/Pages/permit-process-survey.aspx

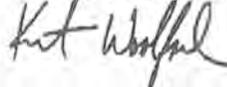
www.lakecountyil.gov/Stormwater/Pages/inspection-process-survey.aspx

Sincerely,

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION



Joanna S. Colletti, P.E., CFM
Regulatory Engineering Supervisor



Kurt Woolford, P.E., CFM, LEED AP
Chief Engineer

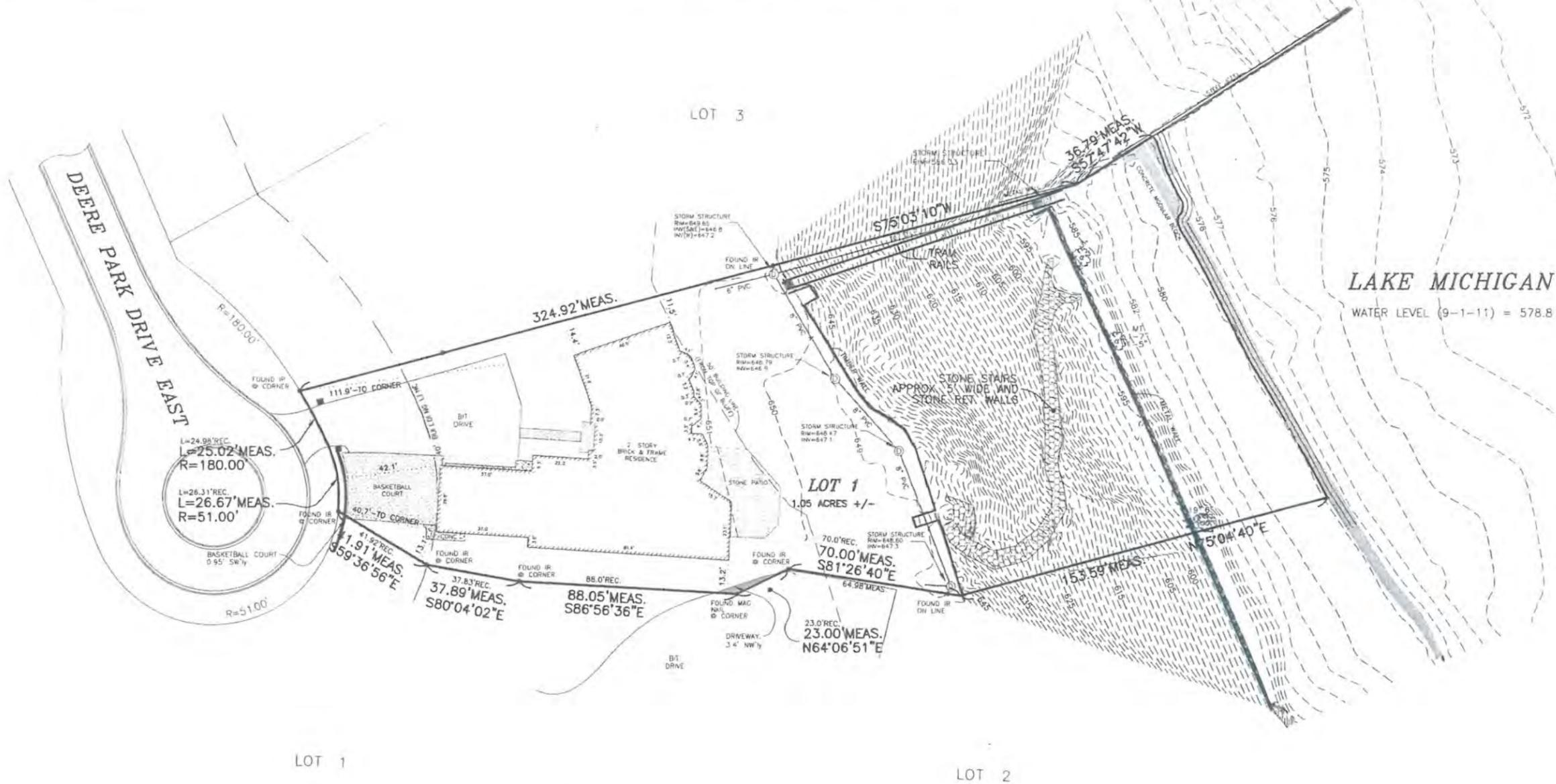
C: Kate Bliss – USACE
Stefanie Nagelbach – Shabica & Associates, Inc.

Encl.: Pre-Construction Meeting, Digital Plan, and Inspection Deposit Memorandum
Performance Guarantee Memorandum

PLAT OF SURVEY

233 DEERE PARK DRIVE EAST
 HIGHLAND PARK, ILLINOIS
 P.I.N. 17-31-302-151

LOT 1 IN HARRIS RESUBDIVISION OF LOT 25 IN DEERE PARK SUBDIVISION AND OF LOT 4 IN LAKE SUBDIVISION OF LOTS 21, 22, 23 AND 24 IN SAID DEERE PARK SUBDIVISION, OF PART OF THE NORTH HALF OF THE SOUTH-WEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 43 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1985 AS DOCUMENT 2343307, IN LAKE COUNTY, ILLINOIS



STATE OF ILLINOIS
 COUNTY OF LAKE 55
 I, VYBES Z. REKASUS, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shows thereon a correct representation of said survey.
 DATED THIS 18th DAY OF MARCH, A.D. 2013



By: [Signature]
 Illinois Professional Land Surveyor No. 3210
 License Renewal Date: 11/30/2014

UPDATED SURVEY FROM 8/7/11
 ADDED: TRAIL STONE STAIRWAY, TREES AT BEACH



SCALE: 1" = 20'

- NOTE:
1. Please check Legal Description with Deed and record any discrepancies immediately.
 2. Distances are given between building corners and do not represent any measurements to lines.
 3. Building lines, if any, shown herein are building lines shown on the plat and do not represent any lines on the site.
 4. Current local authorities for building lines indicated by wall construction.
 5. This professional service conforms to the current Illinois minimum standards for a surveying survey.

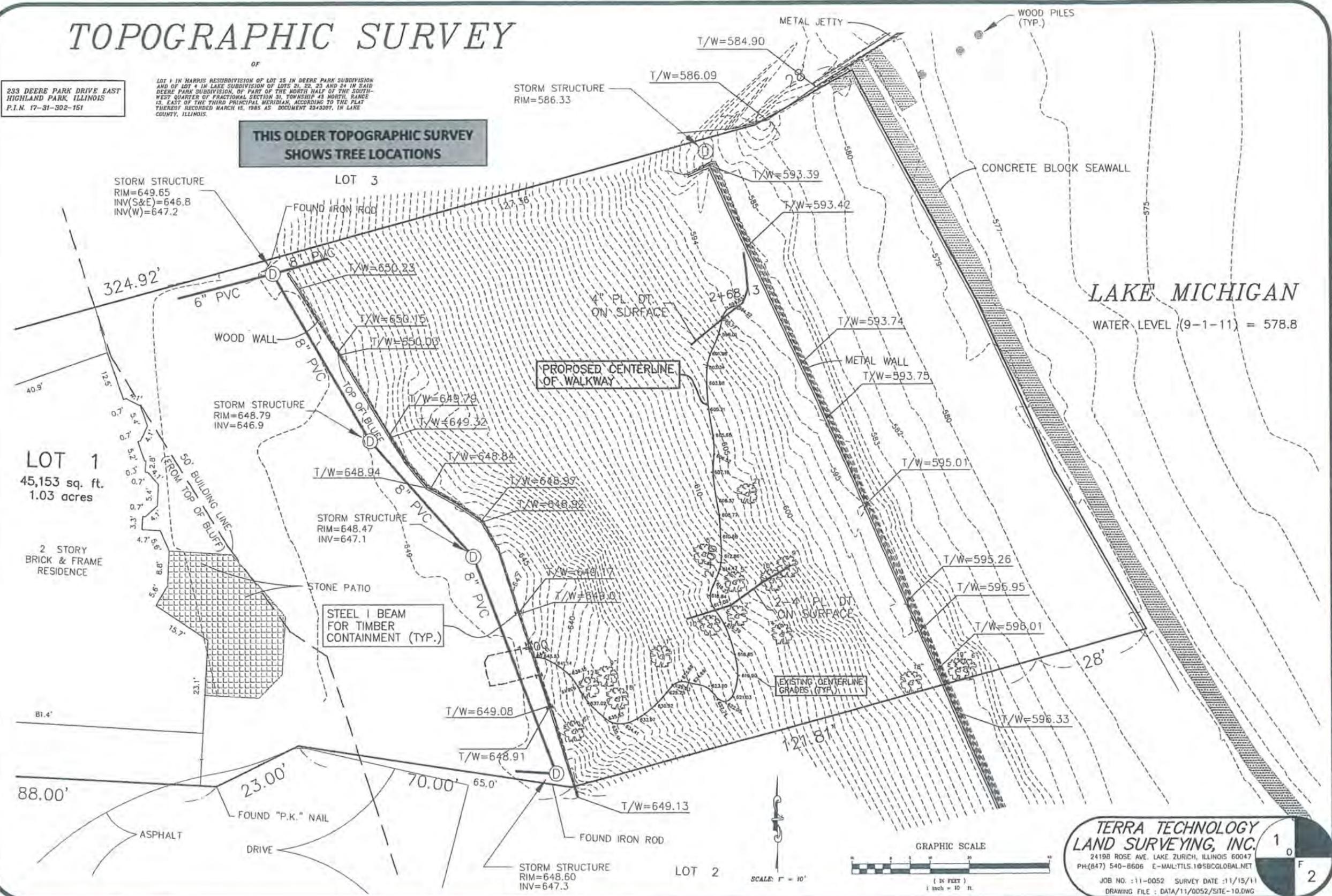
**TERRA TECHNOLOGY
 LAND SURVEYING, INC.**
 24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
 PHONE: (847) 540-8606 E-MAIL: TTLS@SBCGLOBAL.NET
 JOB NO.: 11-0052 SURVEY DATE: 3/16/13
 DWG FILE: DATA\11R052SITE-SURVEY.DWG

TOPOGRAPHIC SURVEY

233 DEERE PARK DRIVE EAST
 HIGHLAND PARK, ILLINOIS
 P.T.N. 17-31-302-151

LOT 1 IN HARRIS RESUBDIVISION OF LOT 25 IN DEERE PARK SUBDIVISION
 AND OF LOT 4 IN LAKE SUBDIVISION OF LOTS 21, 22, 23 AND 24 IN SAID
 DEERE PARK SUBDIVISION, OF PART OF THE NORTH HALF OF THE SOUTH-
 WEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 43 NORTH, RANGE
 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
 THEREOF RECORDED MARCH 15, 1985 AS DOCUMENT 2343207, IN LAKE
 COUNTY, ILLINOIS.

**THIS OLDER TOPOGRAPHIC SURVEY
 SHOWS TREE LOCATIONS**



LOT 1
 45,153 sq. ft.
 1.03 acres

2 STORY
 BRICK & FRAME
 RESIDENCE

88.00'

ASPHALT
 DRIVE

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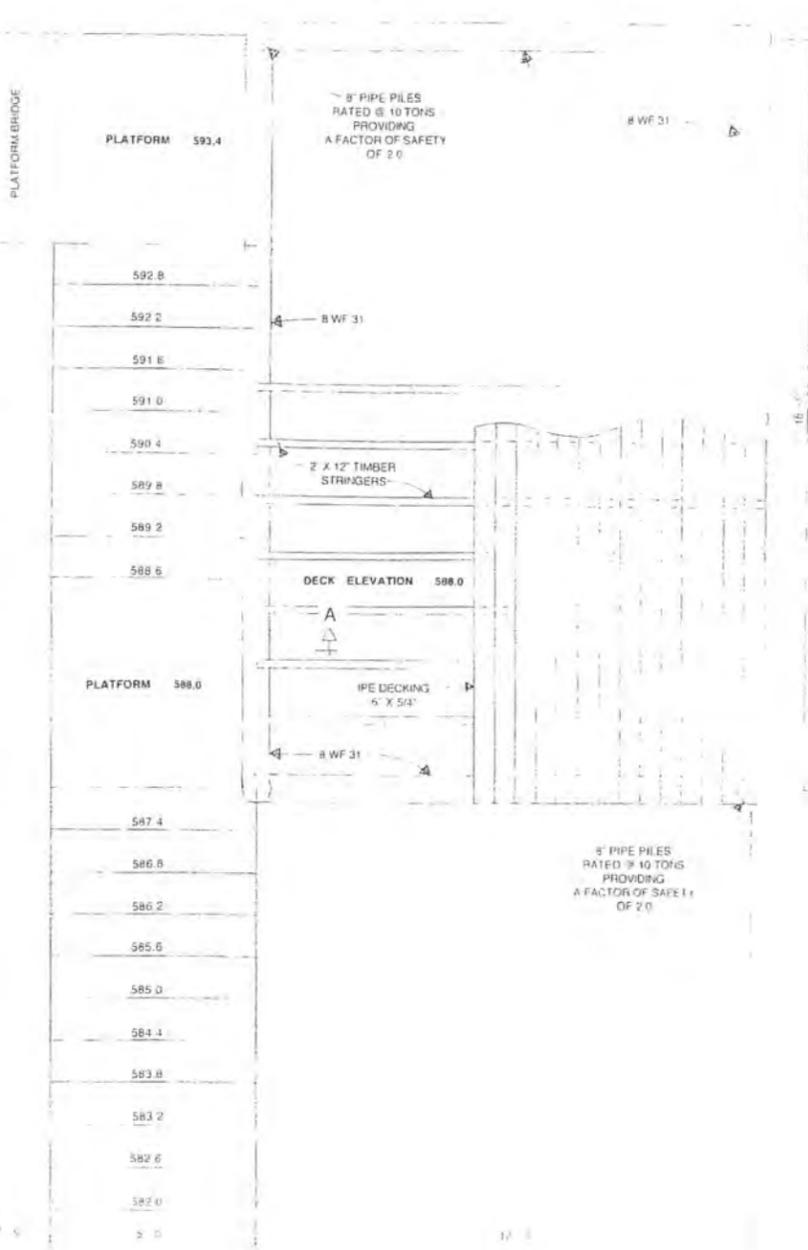
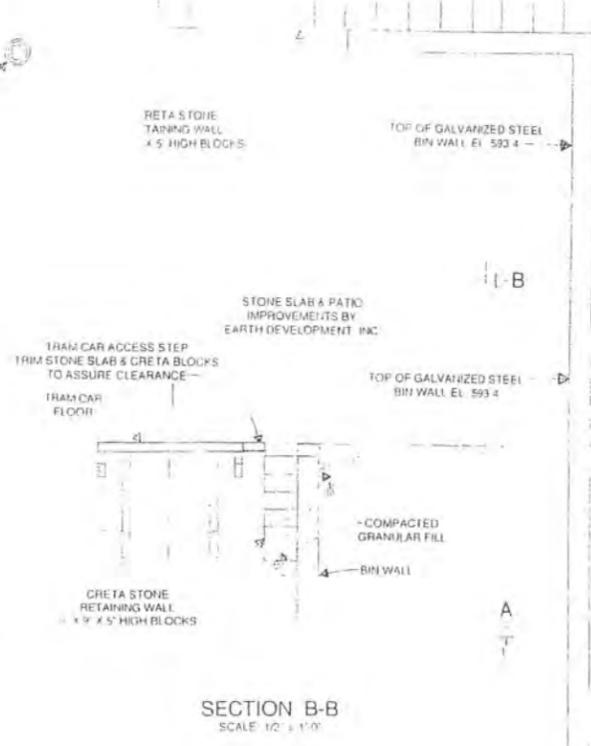
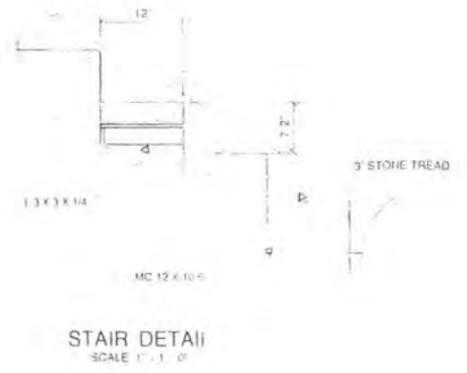
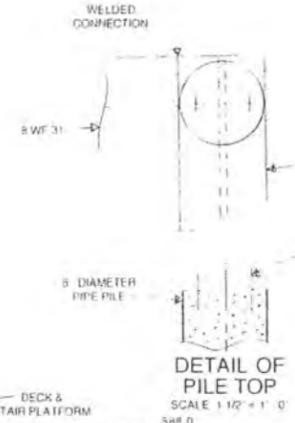
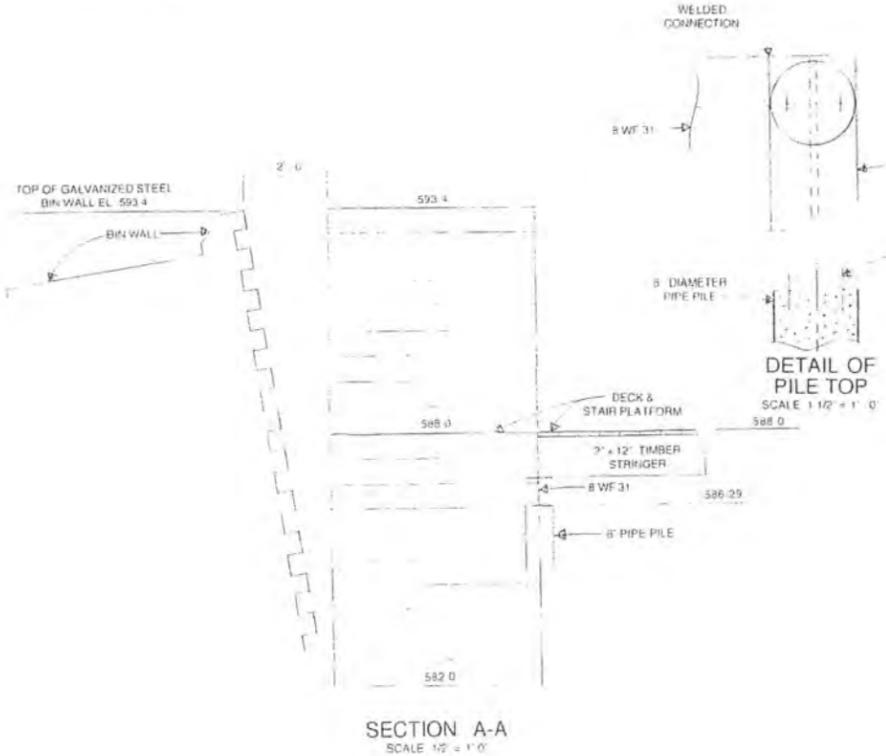
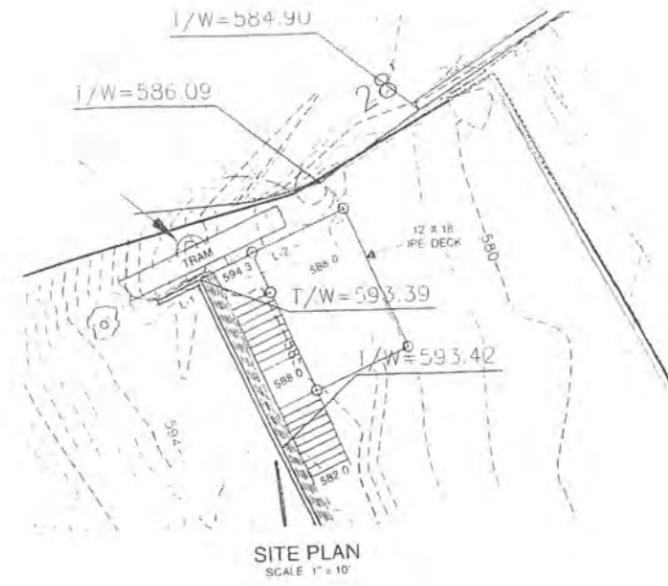
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**TERRA TECHNOLOGY
 LAND SURVEYING, INC.**
 24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
 PH:(647) 540-8606 E-MAIL:TILLS.1@SBCGLOBAL.NET
 JOB NO.: 11-0052 SURVEY DATE: 11/15/11
 DRAWING FILE: DATA/11/0052/SITE-10.DWG



- STAIR & PLATFORM SPECIFICATIONS**
- STAIR STRINGERS: CHANNEL MC12 X 10.6
 - PLATFORMS: CHANNEL MC12 X 10.6
 - STAIR TREADS: 3 INCH THICK STONE
 - TREAD SUPPORTS: ANGLE 3 X 3 X 1/4
 - KNEE BRACES AT PLATFORMS, 3 X 3 X 1/4 ANGLES WELDED TO BIN WALL



BRUNZELL ASSOCIATES LTD
 9933 LAWLOR AVENUE #541
 SKOKIE, IL 60077
 PH: 847-933-1409
 FAX: 847-933-1410
 wbrunzell@aol.com



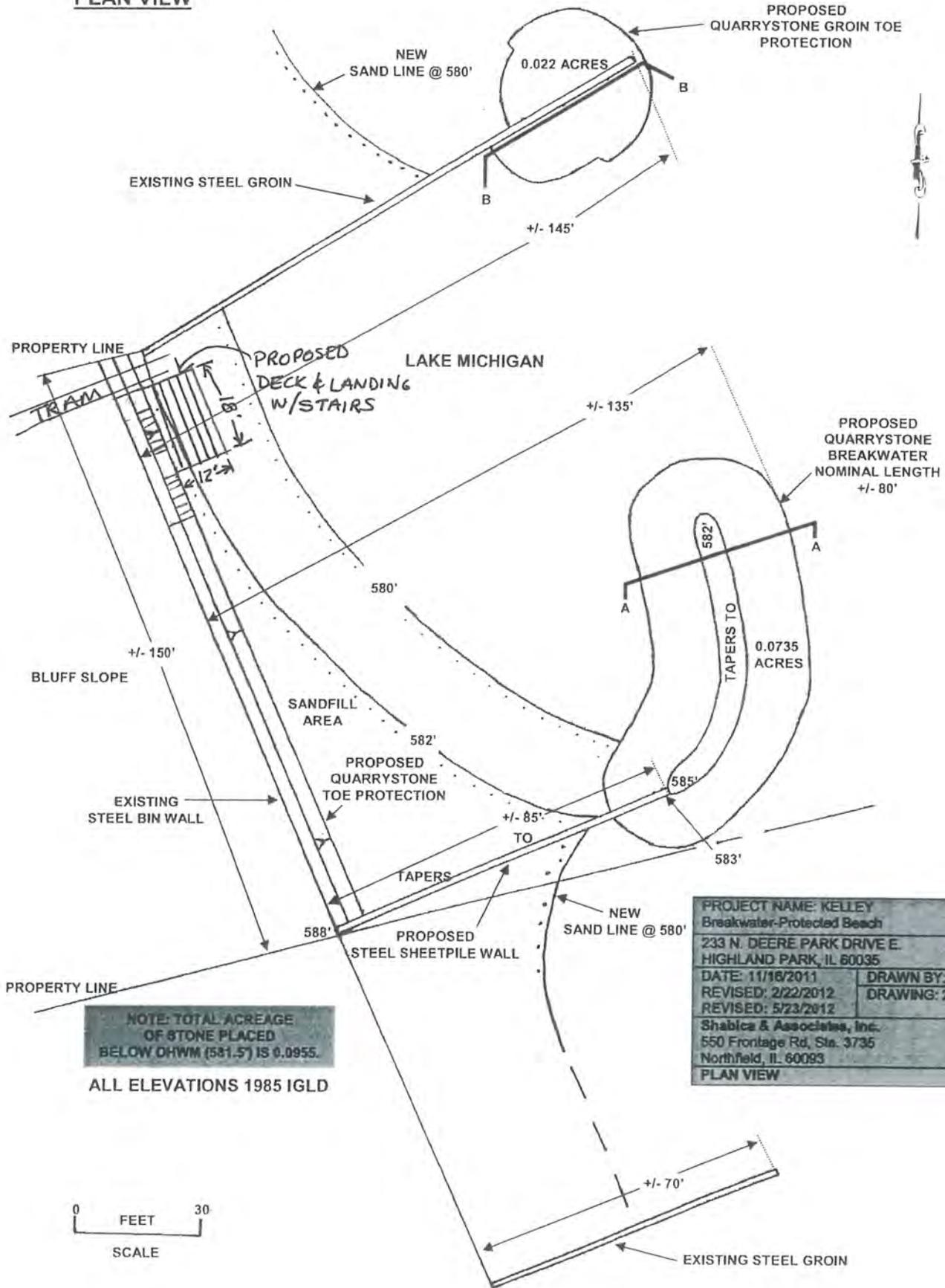
EARTH DEVELOPMENTS, INC.
 8107 WILMOT RD.
 SPRING GROVE, IL 60081
 PH: 815-675-0055
 WWW.EARTHDEVELOPMENTS.COM

SHABICA & ASSOCIATES, INC.
 SUSTAINABLE COASTAL SOLUTIONS
 550 FRONTAGE ROAD, SUITE 3735
 NORTHFIELD, IL 60093
 PH: 847-446-1436
 FAX: 847-716-2007

**LOWER TRAM STATIONS
 BEACH DECK & STAIRS**
 THE KELLEY ESTATE
 233 NORTH DEERE PARK DRIVE
 HIGHLAND PARK, ILLINOIS

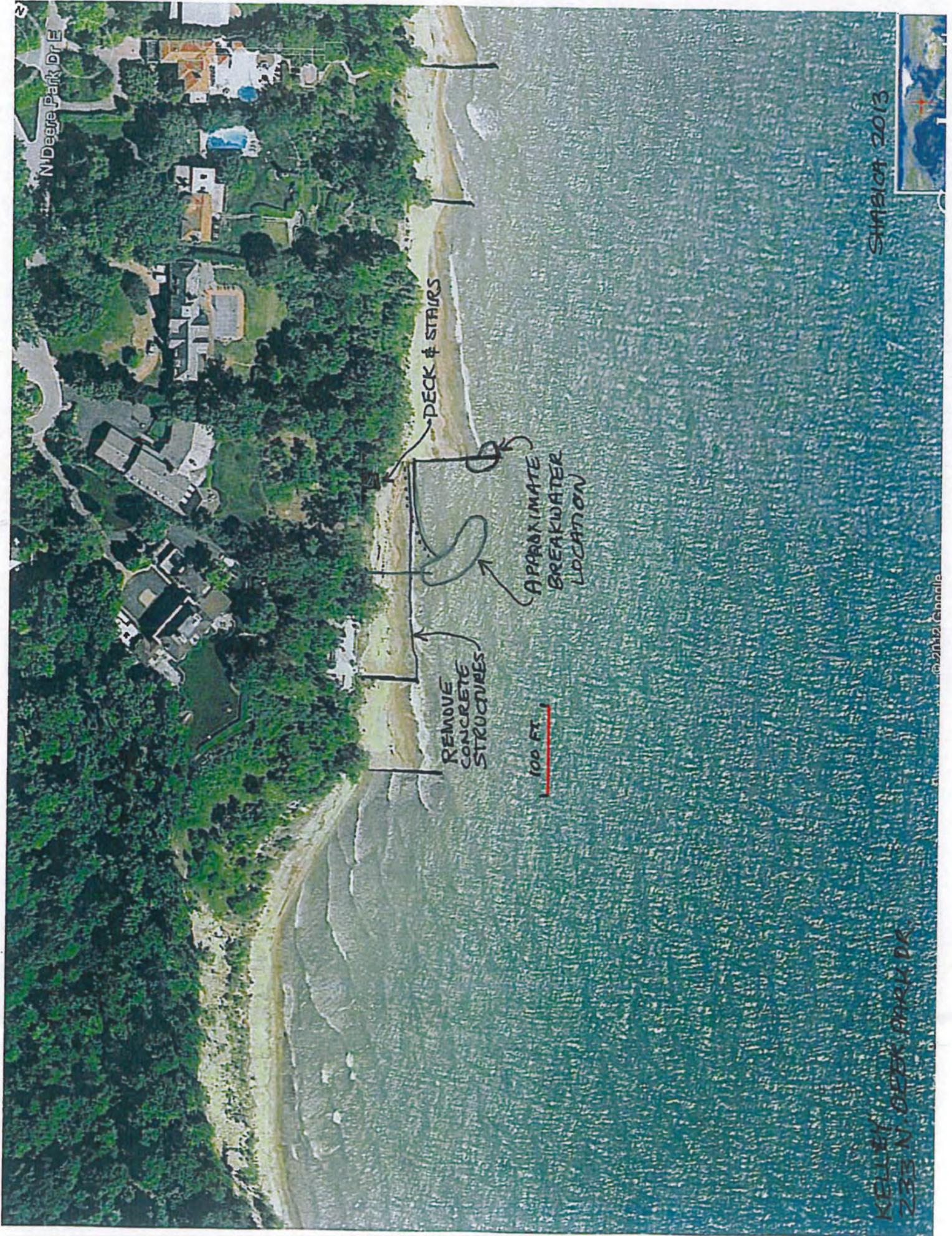
DATE: 3/22/13

PLAN VIEW



NOTE: TOTAL ACREAGE OF STONE PLACED BELOW DHWM (581.5') IS 0.0955.
 ALL ELEVATIONS 1985 IGLD

PROJECT NAME: KELLEY Breakwater-Protected Beach	
233 N. DEERE PARK DRIVE E. HIGHLAND PARK, IL 60035	
DATE: 11/16/2011	DRAWN BY: SN
REVISED: 2/22/2012	DRAWING: 2
REVISED: 5/23/2012	
Shabica & Associates, Inc. 550 Frontage Rd, Ste. 3735 Northfield, IL 60093	
PLAN VIEW	



N Dege Park Dr E

DECK & STAIRS

REMOVE
CONCRETE
STRUCTURES

100 FT.

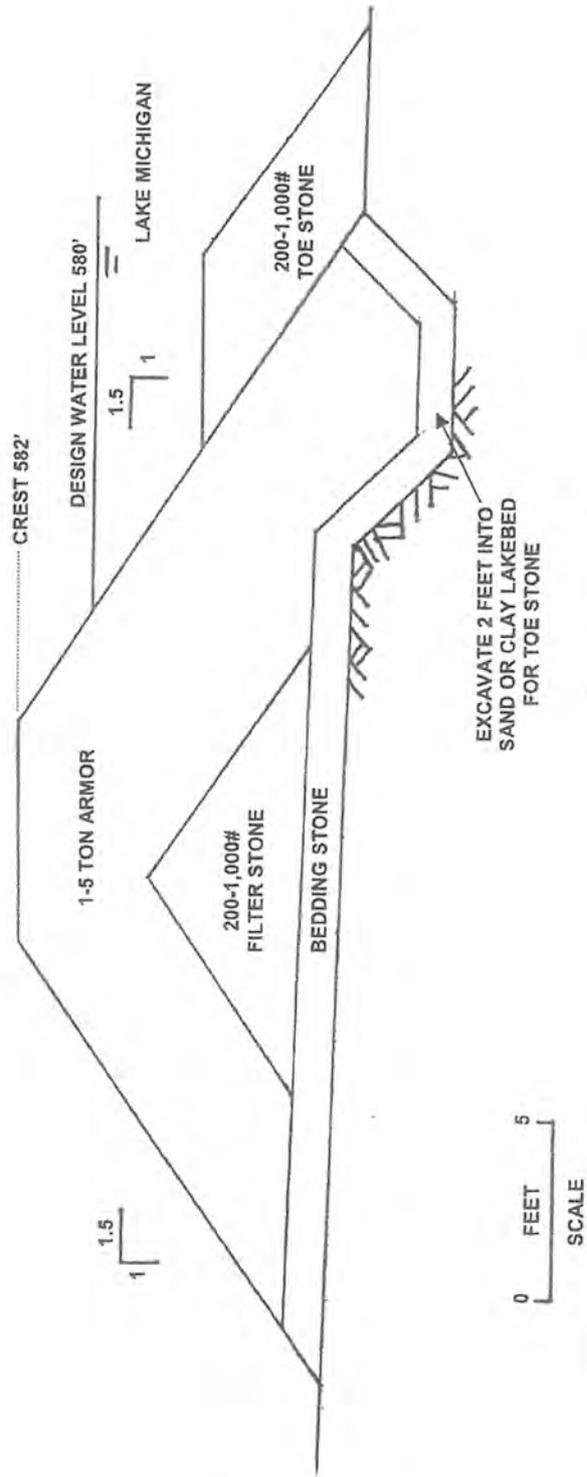
APPROXIMATE
BREAKWATER
LOCATION

SHABLOH 2013

KELLY OPEK PARK DR
233 N OPEK PARK DR

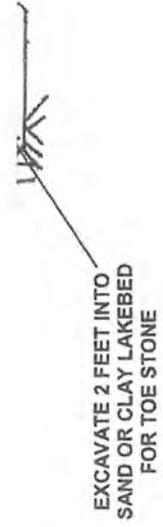
© 2013 Google

BREAKWATER CROSS SECTION A-A



ALL ELEVATIONS 1985 IGLD

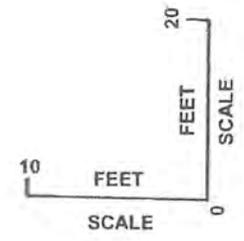
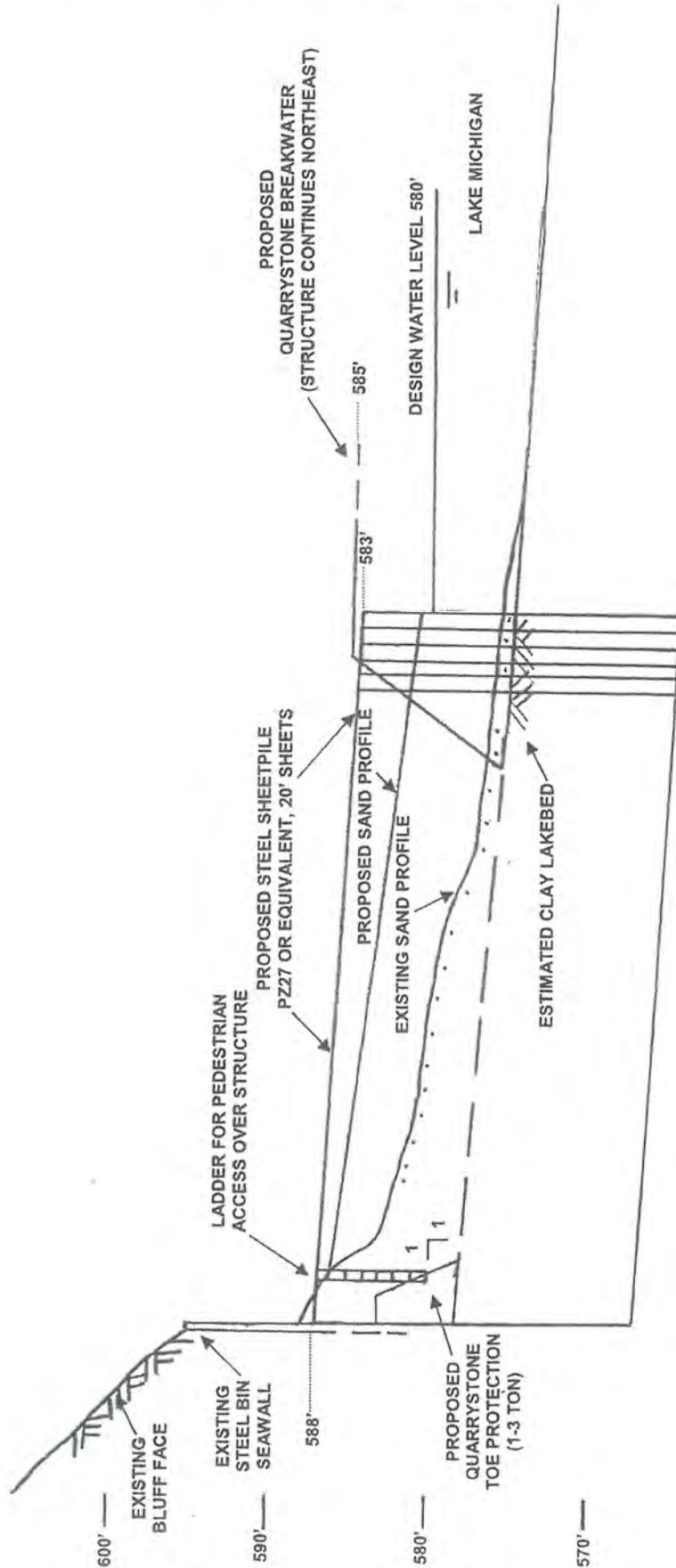
PROJECT NAME: KELLEY Breakwater-Protected Beach 233 N. DEERE PARK DRIVE E., HIGHLAND PARK, IL 60035
DATE: 11/16/2011 DRAWN BY: SN
REVISED: DRAWING NUMBER: 3A
Shabica & Associates, Inc. 550 Frontage Rd, Ste. 3735, Northfield, IL 60093
CROSS SECTION A-A



ALL ELEVATIONS 1985 IGLD

PROJECT NAME: KELLEY Breakwater-Protected Beach 233 N. DEERE PARK DRIVE E., HIGHLAND PARK, IL 60035
DATE: 11/16/2011 DRAWN BY: SN
REVISED: 5/23/2012 DRAWING NUMBER: 3B
Shabica & Associates, Inc. 550 Frontage Rd, Ste. 3735, Northfield, IL 60093
CROSS SECTION B-B

PROFILE THROUGH STEEL SHEETPILE & BREAKWATER



ALL ELEVATIONS 1985 IGLD

PROJECT NAME: KELLEY Breakwater-Protected Beach	
233 N. DEERE PARK DRIVE E., HIGHLAND PARK, IL 60035	
DATE: 11/16/2011	DRAWN BY: SN
REVISED: 2/22/2012	DRAWING NUMBER: 4
REVISED: 5/23/2012	
Shabica & Associates, Inc. 550 Frontage Rd, Ste. 3735, Northfield, IL 60093	
PROFILE THROUGH STEEL SHEETPILE & BREAKWATER	



PUBLIC WORKS MEMORANDUM



DATE: April 26, 2013
TO: Barbara Cates, Planner
FROM: John M. Welch, City Engineer 
SUBJECT: 233 North Deere Park Drive East (Kelley Property)

Public Works Department has reviewed the packet for the proposed work within the Lake Michigan Protection Zone at 233 North Deere Park Drive East as detailed in the Shabica & Associates submittal dated April 8, 2013; and does not require any revisions. Copies of the required Federal, State and County permits for the proposed work are included with the submittal.

The applicant is also proposing to construct a landing at the end of the bluff tram in order to access the proposed stair to the beach. This work is in compliance with the requirements of Article XIX and is approved.

Upon completion of the project, a written statement from Shabica & Associate certifying that all of the work has been successfully completed in accordance with the approved plan and project specifications is required.

Please contact me with any comments regarding this memo.

Cates, Barbara

From: O'Neill, Joe
Sent: Thursday, April 25, 2013 8:47 AM
To: Cates, Barbara
Subject: 233 North Deere Park Drive

Barbara,

I reviewed the tree application for 233 N Deere Pk. Given the specie, condition and location of the trees requested for removal I have no issues with approving the permit as submitted. The applicant will be responsible for removal fees and tree replacement per Section 94 of City Code.

Thank You,

Joe O'Neill
City Forester
The City of Highland Park
847-926-1604
joneill@cityhpil.com



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.: 13-06-VAR-013
Submitted: 4/12/13 Fee Paid: \$825
Hearing Date: 4/20/13 Planner: POC

Address: 855 Sheridan Road Zoning District: LFOZ / R-4
Present Use of Property: Single Family Residence

Petitioner Name(s): William and Patricia Terman
Address (City, State, ZIP): 855 Sheridan Road Highland Park, IL 60035
Daytime Phone: Alternate Phone/Cell: (312) 961-0553 Fax:
Email: bterman@bitcorealty.com

Title Holders Name(s): William and Patricia Terman
Address (City, State, ZIP): 855 Sheridan Road Highland Park, IL 60035
Phone: Fax:
Email: bterman@bitcorealty.com

Attorney Name:
Address (City, State, ZIP):
Phone: Fax:
Email:

Architect/Builder: FWC Architects, Inc.
Address (City, State, ZIP): 303 Waukegan Ave. Highwood, IL 60040
Phone: 847-579-5200 Fax:
Email: art@fwcarchitects.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.

[Signature]
Property Owner(s)

[Signature]
Petitioner, if different from Property Owner

Sworn to before me this 12th day of April, 2013.

Sworn to before me this 12th day of April, 2013.

[Signature]
Notary
OFFICIAL SEAL
ARTHUR M COTTRELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/19/13

[Signature]
Notary
OFFICIAL SEAL
ARTHUR M COTTRELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/19/13

Property Address: 855 Sheridan Rd ZBA Application 2

SUMMARY SHEET

DESCRIPTION OF PROJECT:

Construction of a structure between the existing residence and the existing garage. The structure will contain a mud room and a small powder room. The structure will only be supported by the existing walls of the garage and residence creating a bridge.

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 _____ feet

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

- Area of Lot: 99,603 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: 16,407 square feet Allowable F.A.R.: 16.5 %
- Total Existing Floor Area: 8033 square feet Existing F.A.R.: 8.1 %
- Area of Addition: 150 square feet
- Total Proposed Floor Area: 8183 square feet Proposed F.A.R.: 8.2 %

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 33.5 feet into the **established building setback** of 51.29 feet on the (north / south / east / west) side of the property for a distance of 35 feet.

Structure will encroach 22.2 feet into the **minimum front yard** of 40 feet on the (north / south / east / west) side of the property for a distance of 35 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:

855 Sheridan Rd

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 a minimum of 2.58 feet and maximum of 6.42 feet into the 10' special Steep Slope Setback for a distance of 13.25 feet

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: _____

Property Address:

855 Sheridan Rd

ZBA Application 4

Letter of Situation and Hardship 855 Sheridan Road

William and Patricia Terman (the petitioners) are seeking a variation from the requirements of Sec. 150.1903, in order to construct a one story addition to their existing home at 855 Mud Room. A small portion of the proposed addition will be located within the required Steep Slope Sheridan Road. The addition will connect the existing detached garage with the existing home and contain a Setback.

The existing home and detached garage are non-conforming because both extend into the required Steep Slope Setback. The area of the footprint of the home is 3507 sq. ft. of which 1201 sq. ft. is located in the Steep Slope Setback and the area of the footprint of the garage is 1022 sq. ft. of which 260 sq. ft. is located in the Steep Slope Setback. This creates a demonstrable and unusual hardship which is not generally applicable to other properties within the same zoning district. As a result of this hardship it is not feasible to construct a mud room connecting the garage to the home without locating a portion of the addition within the steep slope setback. The area of the footprint of the proposed addition is 149 sq. ft. of which 69 sq. ft. is located in the Steep Slope Setback.

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the zoning regulations. The petitioners have a reasonable expectation that homes of similar value in Highland Park would have an attached garage and a prospective buyer, should they ever sell the home, would share that expectation. Without an attached garage the property will have less value.

The alleged hardship has not been created by any person presently having a proprietary interest in the subject property. The home and garage were constructed in 1915. The petitioners purchased the property in 2000 and have made no alterations which alter the relationship of the existing home and the existing garage.

The addition has a floor area of 149 sq. ft. and the existing home and garage have a combined floor area of 8036 sq. ft. The area of the addition equals less than 2 % of the existing floor area. Construction of such a small addition will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood.

Given the tiny size of the addition, it will not impair an adequate supply of light and air to adjacent properties, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety or substantially diminish or impair property values in the neighborhood.

The proposed addition will not alter the essential character of the neighborhood.

The proposed variation is in harmony with the spirit and intent of the Zoning Code. The spirit and intent of article 19 of the Zoning Code is to protect the city's ravine steep slopes from abuse which will result in erosion, slope failures, and loss of vegetation. Currently the area where the proposed addition is a paved patio, the amount of impervious surface will not be increased nor will the existing vegetation be altered.

In order to prevent disturbance of the steep slope which could result in erosion the proposed addition will be constructed as a bridge, without foundations requiring excavation. Storm water run off will be controlled by utilizing the area drain located in the existing patio preventing any erosion due to storm water run off. The proposed addition will not damage the steep slope

ESTABLISHED BUILDING SETBACK SURVEY

Completion of an Established Building Setback survey ensures compliance with the regulation, or alternatively, determines whether a variation may be necessary. This survey is also required prior to the issuance of a building permit. The subject property should be excluded from the established building setback calculation.

Measurements for Established Building Setbacks can be obtained using the on-line mapping tool available at: <http://www.mgpinc.com/mapoffice/>. Type in the subject property address, zoom in for an accurate reading, and click the "Measure Distance" tool. Measurements can also be collected in the field with the property owner's permission.

ADDRESS		ACTUAL SETBACK	SOURCE/NOTES
1	855 Sheridan Road		Subject Property
2	819 Sheridan Road	40.00 ft.	GIS 'MapOffice
3	803 Sheridan Road	60.84 ft.	GIS 'MapOffice
4	777 Sheridan Road	53.04 ft.	GIS 'MapOffice
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
AVERAGE SETBACK		51.29 ft.	

plat of partial topographical survey

of
 Lot 1 in Owner's Subdivision of Lots 70 and 72 in South Highland Addition to Highland Park according to the plat thereof recorded as Document No. 500343 on August 20, 1941, in the south east 1/4 of Section 25, Township 43 North, Range 12 East of the 3rd Principal Meridian, City of Highland Park, Lake County, Illinois

scale: 1 inch = 5 feet

All dimensions and elevations hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. Said elevations are referred to the City of Highland Park datum plane.
 Copyright 2012, Lake County Land Survey Company, all rights reserved.



Sheridan Road

Owner's Subdivision of Lots 70 and 72 in South Highland Addition to Highland Park (Document No. 500343)

State of Illinois } s.s.
 County of Lake }

In behalf of Lake County Land Survey Company, Inc., we as Illinois Professional Land Surveyors do hereby certify that we have made a topographic survey of the property described in the caption of this plat and that this plat is a correct representation of said survey. This professional service conforms to the current Illinois Minimum Standards for a Topographic Survey.

dated at Lake Bluff, Illinois, this 1st day of February, 2012

Lake County Land Survey Company, Inc.

By *Robert Rupp*
 as Illinois Professional Land Surveyor No. 3315
 license expiration date: November 30, 2012

Attest *Janet T. Stewart*
 as Assistant Secretary-Treasurer of said Company



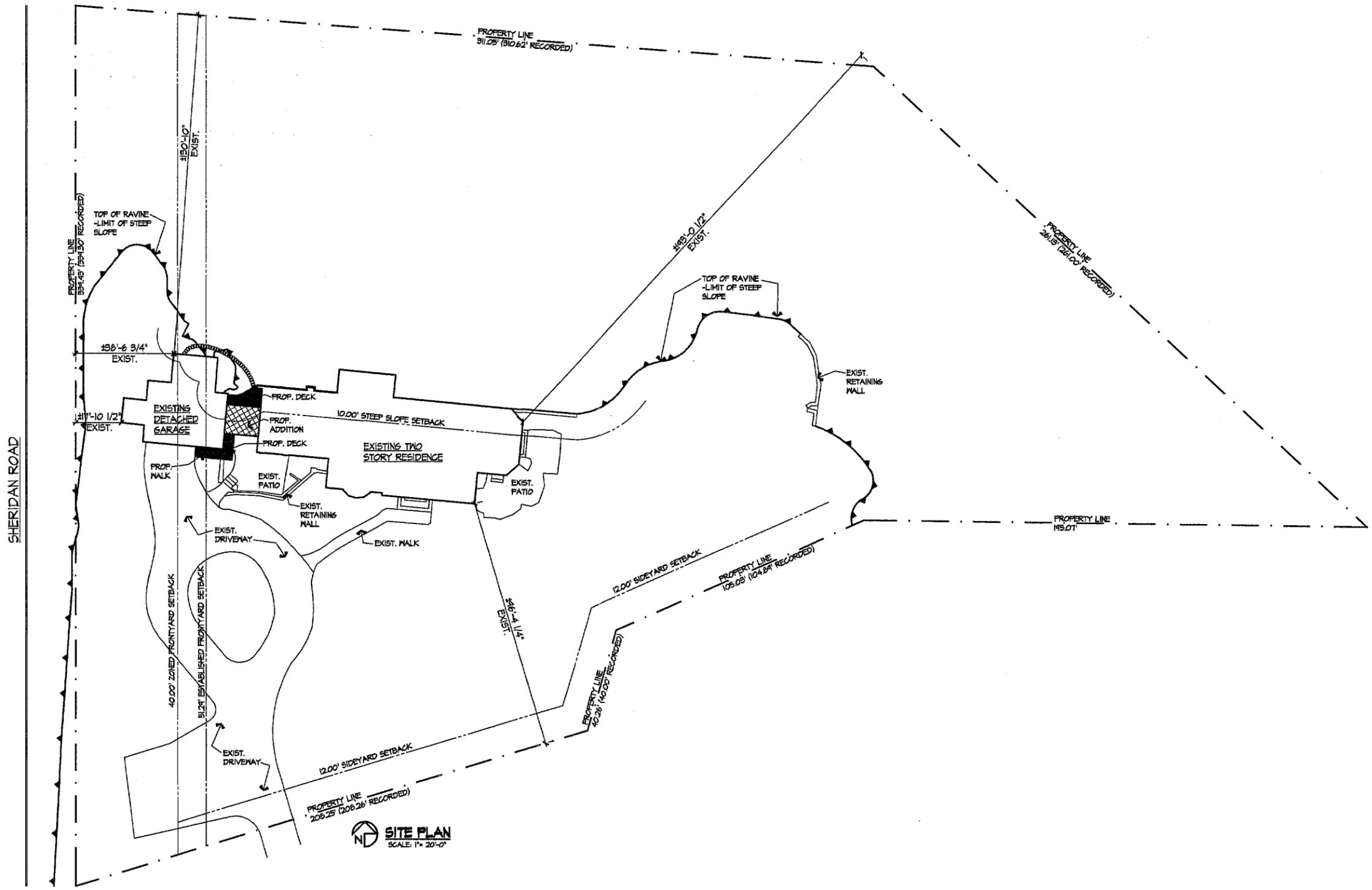
For underground utility locations, call
J.U.L.I.E.
 1-800-892-0123

field work completed on November 1, 2011

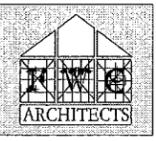
for
Mr. William Terman
 855 North Sheridan Road
 Highland Park, Illinois, 60035

from the office of
Lake County Land Survey Company
 Surveyors and Engineers
 920 West North Shore Drive
 Lake Bluff, Illinois, 60044
 (847) 234-8909
 Professional Design Firm 184.005459

Order No. 17496
 Field Book E695 page 56
 Date February 1, 2012
 File No. 16 - 7 - 846



ND SITE PLAN
SCALE: 1" = 20'-0"



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 JAMES G. CHAMBERS, A.I.A. 305 WAUKEGAN AVE.
 HIGHWOOD, ILLINOIS 60040
 TELEPHONE: (847)579-5200
 ARTHUR M. COTTRELL FAX: (847)579-5203

date	Revisions
4/11/13	
drawn by DWD	
checked by	

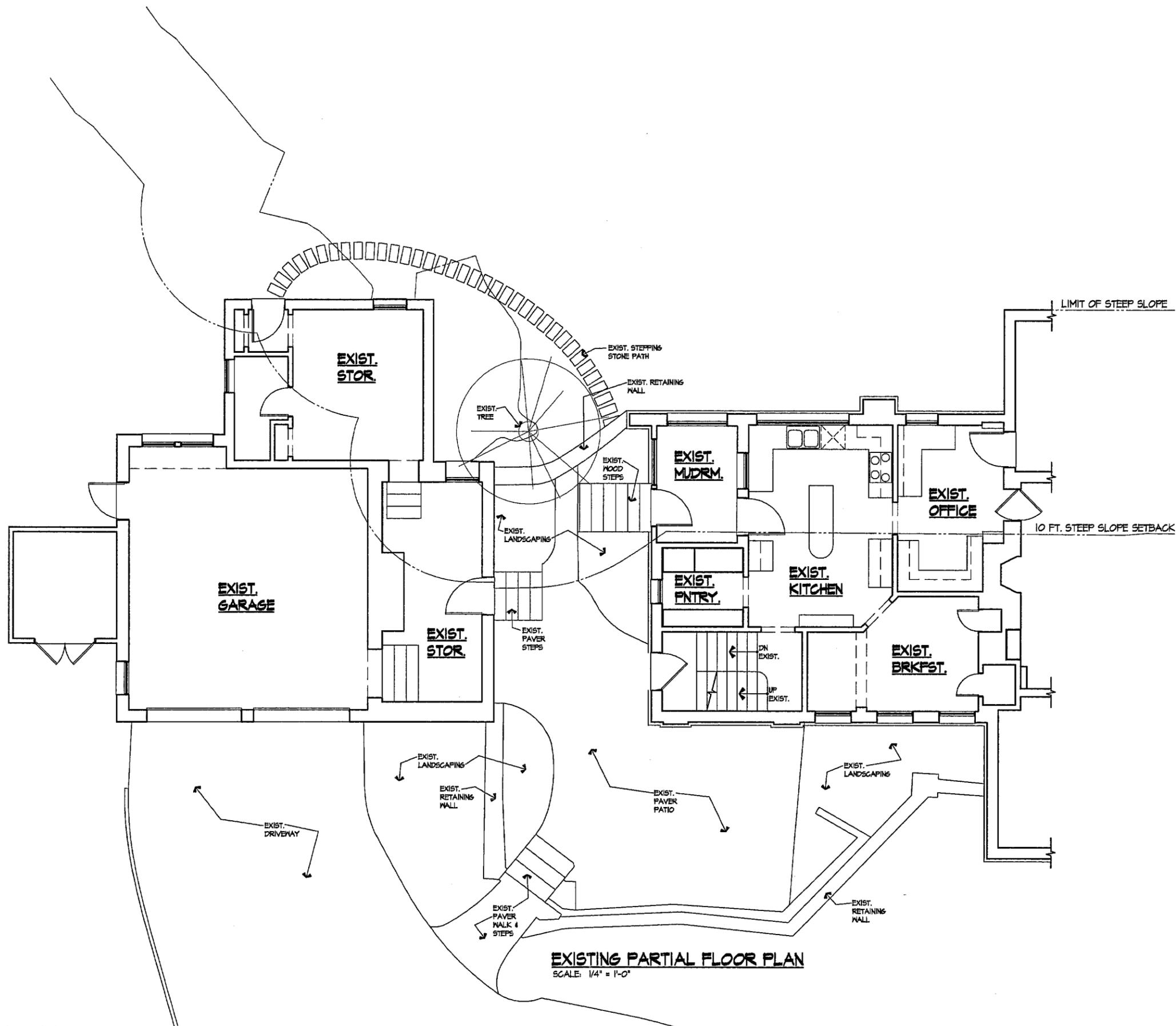
CERTIFICATION
 THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF CONFORM TO THE LAWS AND ORDINANCES OF THE CITY OF: **HIGHLAND PARK, IL**

EXPIRES 11/30/2014

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

A New Remodel for:
WILLIAM & PATRICIA TERMAN
 855 SHERIDAN ROAD
 HIGHLAND PARK, IL 60035

comm. no. **1221**
 sheet no. **1** of **5**



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 HIGHWOOD, ILLINOIS 60040
 TELEPHONE: (847)579-5200
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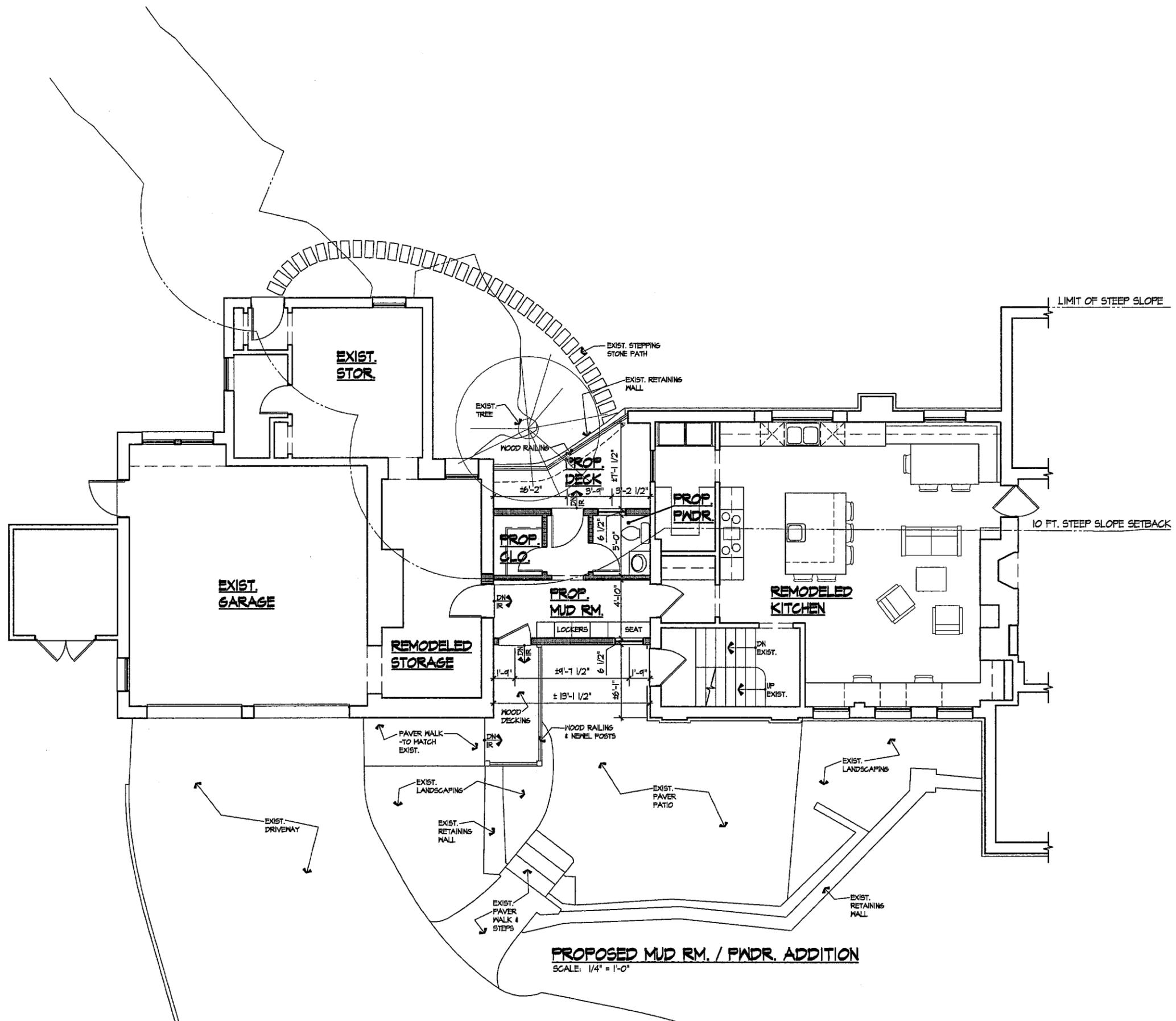
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A New Remodel for:
WILLIAM & PATRICIA TERMAN
855 SHERIDAN ROAD
HIGHLAND PARK, IL 60035

comm. no.	1221
sheet no.	of
2	5



PROPOSED MUD RM. / P.WDR. ADDITION
 SCALE: 1/4" = 1'-0"



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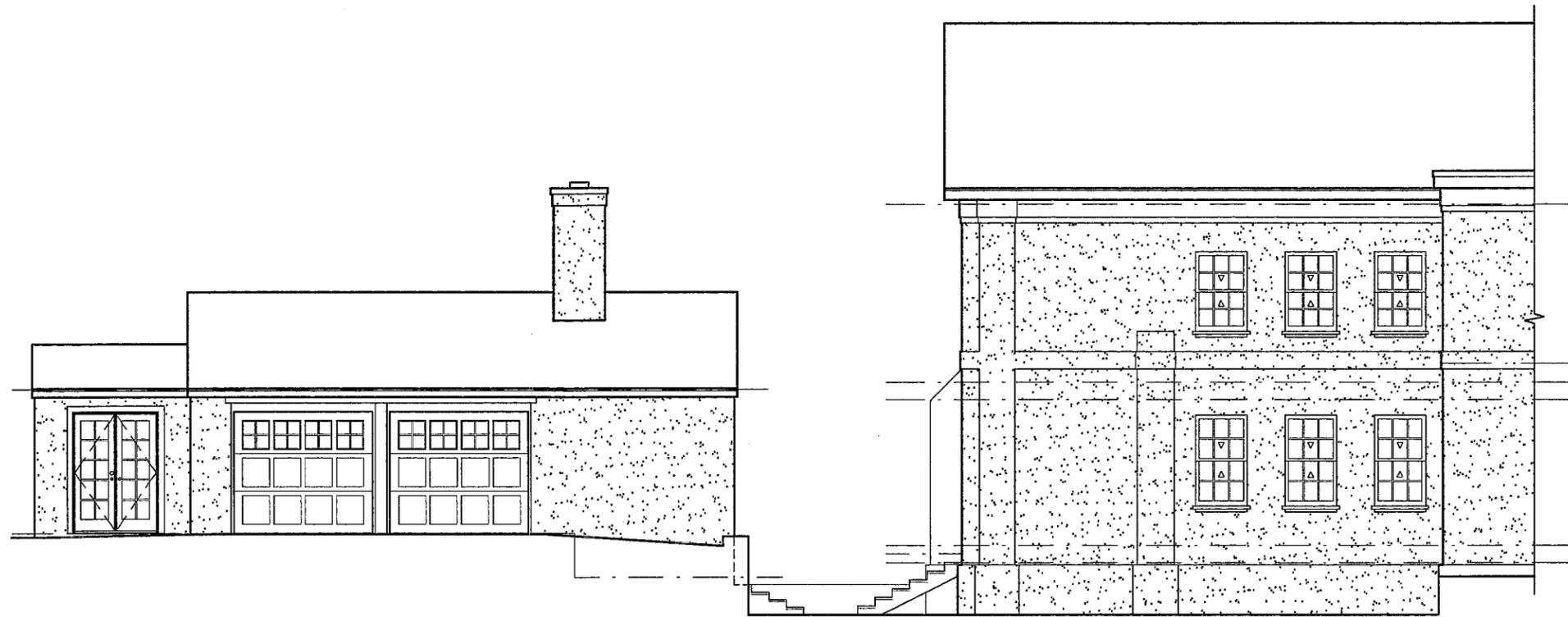
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EXPIRES 11/30/2014

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A New Remodel for:
WILLIAM & PATRICIA TERMAN
 855 SHERIDAN ROAD
 HIGHLAND PARK, IL 60035

comm. no.	1221
sheet no.	3 / 5



EXIST. PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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date	Revisions
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checked by	

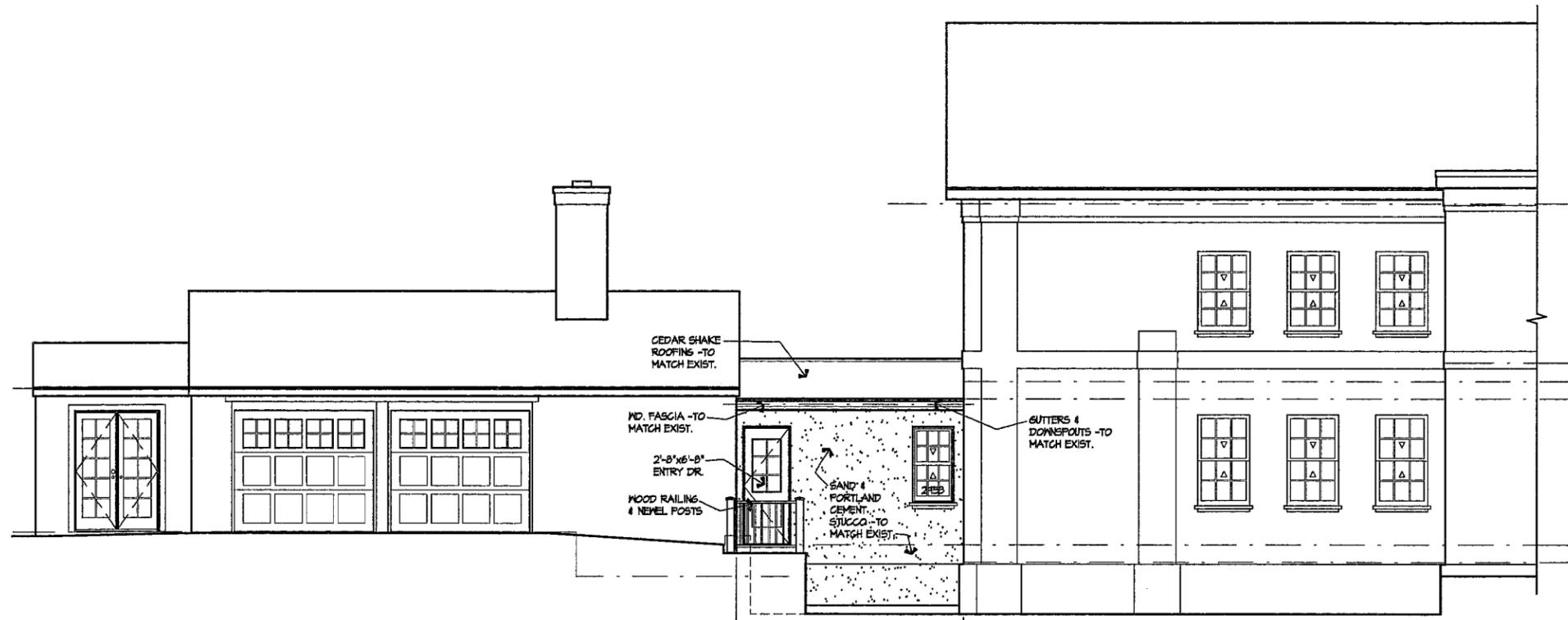
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EXPIRES 11/30/2014

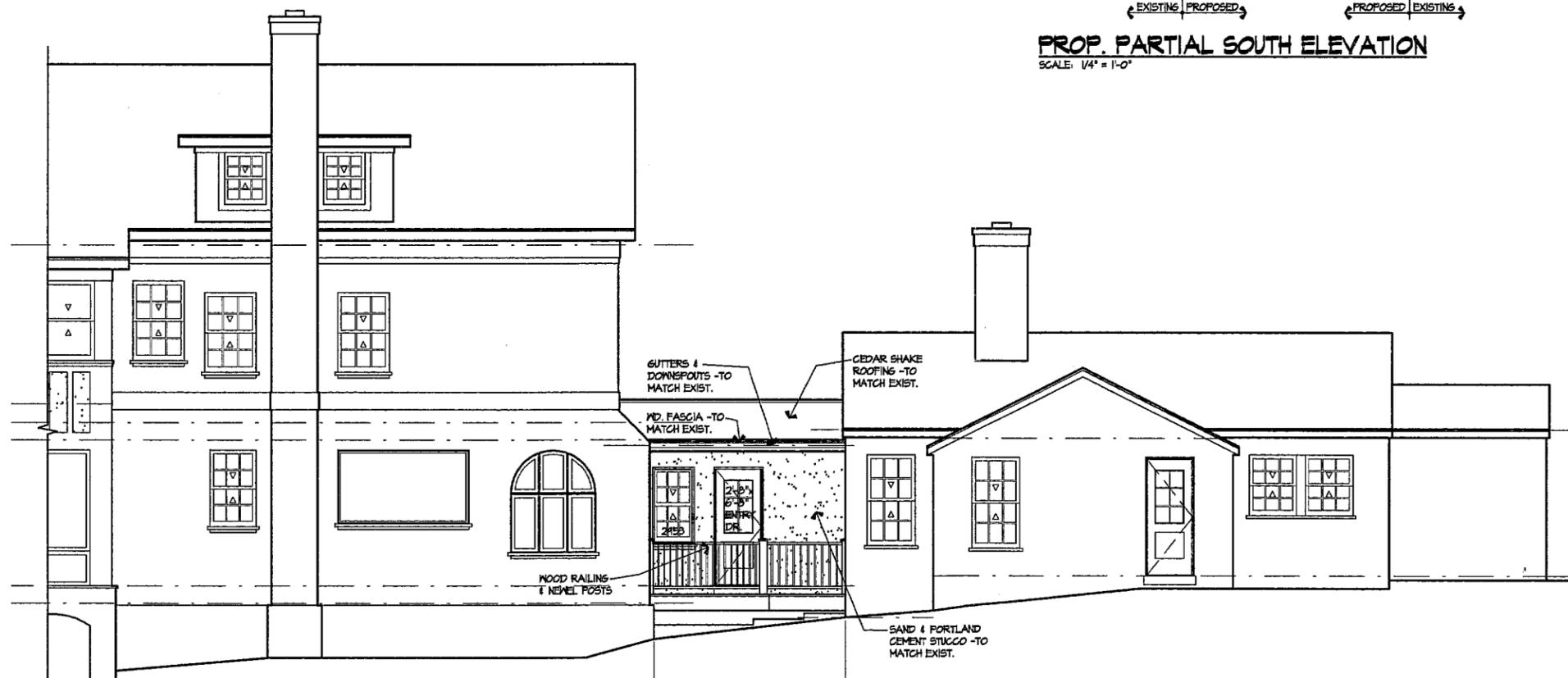
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A New Remodel for:
WILLIAM & PATRICIA TERMAN
855 SHERIDAN ROAD
HIGHLAND PARK, IL 60035

comm. no. **1221**
 sheet no. **4** / of **5**



← EXISTING PROPOSED → ← PROPOSED EXISTING →
PROP. PARTIAL SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



← EXISTING PROPOSED → ← PROPOSED EXISTING →
PROP. PARTIAL NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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date	Revisions
4/11/13	
drawn by DWD	
checked by	

CERTIFICATION
 THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF CONFORM TO THE LAWS AND ORDINANCES OF THE CITY OF: **HIGHLAND PARK, IL**

EXPIRES 11/30/2014

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

A New Remodel for:
WILLIAM & PATRICIA TERMAN
855 SHERIDAN ROAD
HIGHLAND PARK, IL 60035

comm. no. 1221
 sheet no. 5 of 5



PUBLIC WORKS MEMORANDUM



DATE: April 26, 2013

TO: Barbara Cates, Planner

FROM: John M. Welch, City Engineer 

SUBJECT: 855 Sheridan Road Steep Slope Zone Waiver Request (Terman Residence)

My comments regarding the plan for the proposed addition to the residence at 855 Sheridan Road are as follow:

The proposed addition to the existing single family residence at 855 Sheridan Road is partially located within the 10-foot Steep Slope Setback and is part of the primary structure which may not be constructed within the setback without relief from the following requirement of Section 150.1903(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 within a Steep Slope Zone."

The proposed addition does not include any earthmoving or re-grading within the Steep Slope Zone, but encroaches into the Steep Slope Setback approximately 43 square feet. The addition is to be located in an existing patio area between the residence and the detached garage. The existing single family residence at 855 Sheridan Road was constructed partially within the Steep Slope Zone prior to the adoption of Article XIX.

The proposed addition is intended to connect the existing residence to the existing detached garage. We have met with Mr. William Terman, owner of the property, and have inspected the sight to determine if the requested encroachment may damage the Steep Slope Zone. The proposed encroachment into the Steep Slope Setback comprises a very small area, and will not cause damage to or detract from the Steep Slope environment. This is especially true in light of the location of the existing residence and the small area of the proposed addition's encroachment into the setback. Granting the requested relief will not adversely affect ravine slope stability or contradict the intent of Article XIX. All other requirements of Article XIX must be met.

Please contact me with any comments regarding this memo.



PUBLIC WORKS MEMORANDUM



To: The City of Highland Park Zoning Board of Appeals
From: Joe O'Neill, City Forester
Date: April 16, 2013
Re: 855 Sheridan Road

I have been asked to review the request for a variance to construct an addition to the residence at 855 Sheridan Road. My response to this request is exclusive to tree preservation, and serves the sole purpose of providing the Zoning Board of Appeals with information regarding the impact this variance will have upon protected trees.

The construction resulting from granting this variance will not impact protected trees on the site; **I neither support nor object to this request.**