

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 12, 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, JUNE 12, 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: May 8, 2013 at 5:00 p.m., May 8, 2013 at 6:30 p.m., and May 19, 2013

IV. Business from the Public

V. New Business

- A. Approval of Staff-Drafted Findings of Fact Recommending City Council Approval of a Beach Structure Permit for Regulated Activities in the Lake Michigan Protection Zone at 233 N. Deere Park Drive East
- B. Approval of Staff-Drafted Findings of Fact Recommending Zoning Board of Appeals Approval of a Steep Slope Variation to Construct a Proposed Addition to an Existing Single-Family Residence at 855 Sheridan Road
- C. Discussion of Commission Involvement in July 4th Community Events
- D. Discussion of Sustainability Plan Objectives and Implementation Strategy for the Remainder of 2013

VI. Old Business

- A. Status Report on Possible Options for a Future City Food Scrap/Composting Program
- B. Recap of the Energy Efficiency Rebate Information Session held on Thursday, May 9, 2013
- C. Recap on the Chicago River Day Cleanup Event held on Saturday, May 11, 2013
- D. Recap on the Commissioner Education Ravine/Bluff Tour held on Sunday, May 19, 2013

VII. Other Business

- A. Commissioner Comments
- B. Administrative Items

VIII. Adjournment

Posted in City Hall on June 6, 2013

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

MEETING DATE: May 8, 2013

MEETING LOCATION: 233 N. Deere Park Drive, Highland Park, Illinois

CALL TO ORDER

At 5:15 p.m., Chairman Sultan called the meeting to order and the Staff Liaison called the roll.

ROLL CALL

Members Present: Coyle, Hannick, Rheinstrom, Sultan,

Members Absent: Bogot, Matthews, Ross, Facchini, Meyer and Naftzger

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

Staff Present: Staff Liaison Barbara Cates

Also Present: Citizen Advisor Mark Nolan Hill and Applicant Representative Jon Shabica

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

Commissioners walked the site in the vicinity of the proposed improvements and Staff Liaison Cates discussed the process of consideration for the project.

ADJOURNMENT

Chairman Sultan adjourned the meeting at 5:35 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

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

MEETING DATE: May 8, 2013

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

CALL TO ORDER

At 6:35 p.m., Chairman Sultan called the meeting to order and the Staff Liaison called the roll.

ROLL CALL

Members Present: Coyle, Hannick, Matthews (6:40 p.m.), Ross (8:00 p.m.) Sultan, Meyer, Beck and Facchini

Members Absent: Bogot, Rheinstrom and Naftzger

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

Staff Present: Staff Liaison Barbara Cates

Also Present: Councilwoman Kim Stone, Lake County Board Member Steve Mandel, Citizen Advisor Mark Nolan Hill and Sustainability Coordinator Bryan Tillman

MINUTES

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

Vice Chair Matthews moved for approval of the minutes of the regular meeting of the Natural Resources Commission held on Wednesday, March 13, 2013. Commissioner Coyle seconded the motion.

On a voice vote, Chairman Sultan declared that the motion unanimously passed 4-0.

BUSINESS FROM THE PUBLIC

The Commission welcomed Councilwoman Kim Stone to the meeting.

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's representative, Jon Shabica, provided an overview of this Item in which he highlighted the proposed improvements, described the intended purpose of the structures and discussed the proposed planting of native beach grasses.

Don Matthews entered the meeting at 6:40 p.m.

Shabica noted that the proposed improvements have been designed to positively impact the subject property and neighboring properties. Shabica also described the sand fill requirements that would be imposed by the Illinois Department of Natural Resources Commission if the project is approved. Staff Liaison Cates reviewed the process of consideration for the project.

The Commission discussed the proposed improvements in light of the Beach Structure Permit Application standards and noted that the project would be beneficial to the area and met all of the standards. Vice Chairman Matthews voted to direct staff to draft Findings of Fact recommending City Council approval of the project. Commissioner Himmelfarb seconded the motion.

On a voice vote, the Chairman declared that the motion passed 4-0. Staff Liaison Cates announced that the staff-drafted Findings of Fact would be considered for approval by the Commission on June 12, 2013.

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

The applicant's representative, Art Cottrell, provided an overview of this Item. Cottrell described the existing onsite drainage and building nonconformity within the Steep Slope Zone. Staff Liaison Cates outlined the process of consideration for the project.

Vice Chairman Matthews noted the need to responsibly manage stormwater and install the improvements in a manner that does not cause undue erosion or threaten slope stability. Commissioner Coyle motioned to direct staff to draft Findings of Fact recommending Zoning Board of Appeals approval on the condition that the applicant submits a stormwater management narrative to the City Engineer for review and approval prior to the installation for the proposed improvements. Vice Chairman Matthews seconded the motion.

On a voice vote, the Chairman declared that the motion passed 4-0. Staff Liaison Cates noted that she would work with the Engineering Division to ensure that the appropriate language was implemented into the Findings of Fact to require the proper assurances for the stormwater management on site; the Findings will be considered for approval by the Commission on June 12, 2013.

Citizen Advisor Hill left the meeting at 7:50 p.m.

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

Sustainability Coordinator Tillman provided an overview of this Item, noting that several composting program options are being examined, and a recommended approach will be made to the City Council for final approval. The Commission discussed pricing and container options, and there was a consensus that Commissioners Coyle and Bogot should serve as the Commission representatives to discuss program specifics and advance the recommendation to the City Council.

Commissioner Ross entered the meeting at 8:00 p.m.

D. Discussion of Possible Ravine Education Tour for New Commissioners

The Commission determined Chairman Sultan would lead an educational tour that would begin at Rosewood Park Beach on Sunday, May 19th at 10:00 a.m. Staff Liaison Cates noted that she would publish the necessary public notice.

OLD BUSINESS

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

Sustainability Coordinator Bryan Tillman reminded the Commission to attend the upcoming public meeting, and noted that former State Representative Karen May is scheduled to give opening remarks.

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

Staff Liaison Cates noted that 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: 1) Larry Fink Memorial Park, 701 Deer Creek Parkway, with the Site Captain position being held by Commissioner Bill Bogot; and, 2) Staples Store, 1931 Skokie Valley Road, with the Site Captain position being held by Resident Volunteer Joe Hmieleski. Cates noted that dumpsters would be placed at the locations prior to the cleanup, and that the event had been widely advertised.

OTHER BUSINESS

Commissioner Coyle noted that the statistics for the recycling facility indicate that extravaganza events are successful and weekend recycling facility hours could be effective and should be considered. Staff Liaison Cates noted that she will coordinate a discussion with Commissioner Coyle and the recycling facilities point person in Public Works.

ADJOURNMENT

Chairman Sultan adjourned the meeting at 8:40 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

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

MEETING DATE: May 19, 2013

MEETING LOCATION: Rosewood Park Beach, 45 Roger Williams/883 Sheridan Road,
Highland Park, Illinois

CALL TO ORDER

At 10:05 a.m. Chairman Sultan called the meeting to order and called the roll.

ROLL CALL

Members Present: Hannick, Ross, Sultan and Facchini

Members Absent: Bogot, Coyle, Matthews, Rheinstrom, Naftzger and Meyer

The Chair declared that a quorum was not present.

NEW BUSINESS

A. Educational Tour of Public Ravines and Lakefront for the Purposes of Educating
Commission Members on the Local Ravine-Bluff Ecosystem

Chairman Sultan led a tour of the Rosewood Park ravine and bluff, emphasizing geologic history, topography, elements of a healthy and unhealthy slope, and slope restoration efforts. Sultan also led a discussion of native flora and invasive, non-native species. Participants compared features of ravine slopes and bluffs, and discussed recent bluff restoration efforts by the Park District of Highland Park, including hydroseeding of native grasses.

The tour examined the slopes and beach on Ravine Drive, emphasizing slumping and bluff failure due to stormwater runoff at the top of slopes. Also discussed was overgrowth of canopies resulting in poor understory growth, especially on north and east facing properties, increasing the risk for erosion.

ADJOURNMENT

Chairman Sultan adjourned the meeting at 12:05 p.m.

Respectfully Submitted,

Tom Sultan, Secretary

MINUTES APPROVED BY THE NATURAL RESOURCES COMMISSION ON _____

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

DRAFT



Memorandum

To: Members of the Natural Resources Commission

From: Barbara E. Cates, Planner II

Date: June 6, 2013

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

NEW BUSINESS:

A. Approval of Staff-Drafted Findings of Fact Recommending City Council Approval of a Beach Structure Permit for Regulated Activities in the Lake Michigan Protection Zone at 233 N. Deere Park Drive East

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 quarrystone 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 quarrystone 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

At the May meeting, the Commission considered this request and voted (4-0) to direct Findings of Fact recommending City Council approval of the Beach Structure Permit. **The draft Findings are attached for consideration and the Commission is being asked to vote to approve and forward them to the City Council for final determination. This item is tentatively scheduled for City Council consideration on June 24th.**

B. Approval of Staff-Drafted Findings of Fact Recommending Zoning Board of Appeals Approval of a Steep Slope Variation to Construct a Proposed Addition to an Existing Single-Family Residence at 855 Sheridan Road

The applicants, William and Patricia Terman, are requesting Commission consideration of a Steep Slope variation to allow an addition to an existing nonconforming single-family residence at 855 Sheridan Road that would:

- 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

At the May meeting, the Commission considered this request and voted (4-0) to direct Findings of Fact recommending Zoning Board of Appeals approval of the Steep Slope variation on the condition that a stormwater management narrative is submitted for review and approval by the City Engineer prior to the construction of the improvements. The Engineering Division was made aware of the Commission's vote, and has submitted the attached memorandum for consideration. **The draft Findings reflect the Engineering Division's comments and are attached for consideration. The Commission is being asked to vote to approve and forward them to the Zoning Board of Appeals for final determination. This item is tentatively scheduled for Zoning Board of Appeals consideration on June 20th.**

C. Discussion of Commission Involvement in July 4th Community Events

In past years, the Commission has hosted an environmental education booth at the July 4th community event. The Commission should discuss if it would like to continue this tradition, and if there is also interest in having a car in the July 4th parade.

D. Discussion of Sustainability Plan Objectives and Implementation Strategy for the Remainder of 2013

Sustainability Coordinator Bryan Tillman will provide an overview of this agenda item.

OLD BUSINESS:

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

Sustainability Coordinator Tillman will provide an overview of this agenda item.

B. Recap of the Energy Efficiency Rebate Information Session held on Thursday, May 9, 2013

Chairman Sultan will provide an overview of this agenda item.

C. Recap on the Chicago River Day Cleanup Event held on Saturday, May 11, 2013

Commissioner Bill Bogot will provide an overview of this agenda item.

D. Recap on the Commissioner Education Ravine/Bluff Tour held on Sunday, May 19, 2013

Chairman Sultan will provide an overview of this agenda item. A synopsis of the event is provided in the attached draft minutes.

ATTACHMENTS:

- Staff-Drafted Findings of Fact for 233 N. Deere Park Drive East
- Memorandum from the Engineering Division Regarding 855 Sheridan Road
- Staff-Drafted Findings of Fact for 855 Sheridan Road

FINDINGS OF FACT

For the Natural Resources Commission on June 12, 2013

Findings of Fact in Support of City Council Approval of a Beach Structure Permit for Regulated Activities in the Lake Michigan Protection Zone at 233 N. Deere Park Drive East

Sec. 150.703.1(E)(3) Standards .

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

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

The Natural Resources Commission finds that the proposed Regulated Activities, consisting of the construction of a steel and quarrystone breakwater at the south end of the subject site, construction of a groin toe protection at the lakeward end of an existing steel groin at the north end of the subject site, construction of a quarrystone toe protection along the length of the toe at the property, removal of an existing, failing concrete modular structures on the beach, removal of 4 existing trees and the deposition of sand fill on-site as required by the Illinois Department of Natural Resources, will not impede access to or pedestrian movement along the beach or to Lake Michigan. The new quarry stones will be placed in a manner to allow travel over the new structures, and failing, potentially hazardous structures will be removed from the beach path at the subject property and at the neighboring property located at 225 N. Deere Park Drive East.

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

The Natural Resources Commission finds that the proposed improvements will not unnecessarily impede navigability within Lake Michigan because the project entails the removal of failing structures and the fortification of an existing steel groin. The Commission notes that the project has been reviewed by U.S. Army Corps of Engineers, the Illinois Environmental Protection Agency, the Illinois Historic Preservation Agency and the Lake County Stormwater Management Commission, as required by the Beach Structure Application regulations. Within the applicant's Beach Structure Permit, it has been verified that the proposed plans are the same which were reviewed and approved by the required agencies.

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

The Natural Resources Commission finds that the proposed Regulated Activities will not unreasonably impact the Subject Property or Adjacent Properties because the proposed improvements are designed to reduce erosion, improve the long-term stability of the site, and refortify existing structures. The Commission notes that 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; it has been noted that the property owner at 225 N. Deere Park Drive East has submitted a letter authorizing the activity, and the City's Corporation Counsel has reviewed this request and found that a separate Beach Structure Permit Application is not necessary.

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

The Natural Resources Commission finds that the proposed improvements are free-form and largely constructed of natural materials that have been engineered to adapt to changing environmental conditions and fluctuating lake levels. The proposed structures are intended to have a long life-span, and the applicant has noted that the Illinois Department of Natural Resources Commission will require periodic checks at the subject property to ensure that sand fill levels remain appropriate for the site.

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

The Natural Resources Commission finds that proposed means and methods of undertaking the proposed improvements are consistent with appropriate design and aesthetics principles. The Commission notes that there will be no major re-grading of the site, potentially hazardous structures will be removed or protected, and the necessary construction materials and equipment will be brought in via a barge on Lake Michigan so as to not disrupt the Steep Slope or Lake Michigan Protection Zones.

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

The Natural Resources Commission finds that the proposed project will not create new nor amplify existing erosion problems on the subject property or adjacent properties because the proposed Regulated Activities have been designed to minimize erosion, stabilize the toe of the bluff and nourish the site with sand fill.

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

The Natural Resources Commission finds that the proposed Regulated Activities are intended to control erosion, prevent sand loss, and address failing beach structures at the subject property and at the neighboring property located at 225 N. Deere Park Drive.

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

The Natural Resources Commission finds that the proposed Regulated Activities are intended to control erosion, remove failing structures and protect an existing groin. The project will not have any adverse environmental or ecological impacts on the subject property or adjacent properties.

The Commission notes that the property owner at 225 N. Deere Park Drive East has submitted a letter to authorize the removal of failing structures that span the property and property at 233 N. Deere Park Drive East.

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

The Natural Resources Commission finds that proposed improvements are the least environmentally and ecologically intrusive means to address wave action and prevent future beach and bluff deterioration. The proposed improvements have been designed to reduce erosion, protect the bluff toe and improve the long-term stability of the site.

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

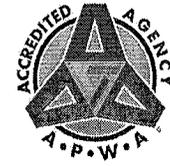
The Natural Resources Commission finds that the applicant has submitted the appropriate documentation from the U.S. Army Corps of Engineers, the Illinois Environmental Protection Agency, the Illinois Historic Preservation Agency and the Lake County Stormwater Management Commission, as required by the Beach Structure Application regulations.

CONCLUSION

Based on the forgoing, the Natural Resources Commission concludes that the Beach Structure Permit Application submitted for proposed improvements in the Lake Michigan Protection Zone at 233 N. Deere Park Drive East is consistent with the Beach Structure Ordinance standards and recommends City Council approval of the Permit Application.



PUBLIC WORKS MEMORANDUM



DATE: June 6, 2013

TO: Barbara Cates, Planner

FROM: John M. Welch, City Engineer *JMW*

SUBJECT: 855 Sheridan Road Drainage (Terman Residence)

The proposed addition connecting the existing detached garage to the residence is approximately 130 square feet. This additional impervious area does not trigger a required connection to the City storm sewer system.

The proposed plans indicate downspouts and gutters to match the existing home and garage. The roof area is split between the north and south sides of the structure.

The Department of Public Works recommends the Natural Resources Commission condition their recommendation to the Zoning Board of Appeals to include a narrative regarding the handling of the minimal additional runoff resulting from the proposed addition (e.g. location and number of downspouts), with final approval by the Engineering Division.

Please contact me with any comments regarding this memo.

FINDINGS OF FACT

For the Natural Resources Commission on June 12, 2013

Findings of Fact in Support of Zoning Board of Appeals Approval of a Variation to Article XIX of the City of Highland Park Zoning Code of 1997 (as Amended) to Allow the Construction of an Addition to an Existing Single-Family Residence in the Steep Slope Zone at 855 Sheridan Road on the Condition that the Applicant Submits a Stormwater Management Narrative for Review and Approval by the City Engineer Prior to Construction of the Proposed Improvements

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

Sec. 150.1903(C) Basic Technical Standards.

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

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

Finding: The Natural Resources Commission finds that the existing home and detached garage are currently located in/near the Steep Slope Zone, and that the proposed addition to connect the two structures has been oriented to minimally encroach within the Steep Slope Zone. The Commission conditions its favorable recommendation upon the required submittal of a stormwater management narrative for review and approval of the City Engineer to ensure that the gutter and downspout system is appropriate and will not exacerbate erosion on the adjacent ravine.

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

Finding: The Natural Resources Commission finds that the proposal does not require any earthmoving or re-grading within the Steep Slope Zone, and that the encroachment within the Steep Slope Zone is the minimum necessary (69 sq. ft.) to connect the existing home to the existing detached garage.

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

Finding: The Natural Resources Commission finds that the proposal does not require any earthmoving or re-grading, and the existing landscape will be minimally disrupted and preserved to the maximum extent possible. Furthermore, the Commission notes that the applicant is not proposing to remove any trees on site in conjunction with the proposed work, and the plans have been reviewed by the City Forester without objection.

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

Finding: The Natural Resources Commission finds that proposed addition is minimized to the greatest extent possible, and the plans indicate that a gutter and downspout system will be installed on the new addition. The Commission conditions its favorable recommendation upon the required submittal of a stormwater management narrative, to include the number and precise location of downspouts, for review and approval of the City Engineer to ensure that the gutter and downspout system is appropriate and will not exacerbate erosion on the adjacent ravine.

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

Finding: The Natural Resources Commission finds that the area within the immediate vicinity of the proposed addition is already improved with a path, pavement and a retaining wall; therefore, the proposed addition would not disrupt natural surfaces in a manner that may leave them bare and/or exposed during construction.

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

Finding: The Natural Resources Commission finds that there are existing nonconforming structures within the Steep Slope Zone at the subject property, and the proposed addition would not significantly add to the impervious surface to be placed on the adjacent tableland. The Commission conditions its favorable recommendation on the submittal of a stormwater management narrative to be reviewed and approved by the City Engineer prior to construction to ensure that runoff is appropriately managed on-site.

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

Finding: The Natural Resources Commission finds that the applicant has evaluated options to connect the existing home and garage, and the proposed plan represents a minimal encroachment of 69 sq. ft. and will be appropriately supported by the proposed construction methods.

CONCLUSION

Based on the forgoing, the Natural Resources Commission concludes that the variation requested at 855 Sheridan Road is consistent with the Steep Slope Ordinance standards and recommends Zoning Board of Appeals approval of the variation *on the condition that the applicant submits a stormwater management narrative for review and approval by the City Engineer prior to the construction of the proposed improvements.*