

EVANSTON ILLINOIS

Lakefront Policy Discussion

Johanna Leonard, Community Development Director
Gary Gerdes, Building & Inspection Services Division Manager

November 27, 2017

BACKGROUND

- 42 private residential lakefront properties with varying shore characteristics. These properties are located in FEMA designated floodplain.
- Recent high lake levels and heavy wave action have degraded shorelines resulting in an increased amount of restoration projects.
- East property line can be subject to shifting by constructed stone revetments, seawalls and breakwaters. Some projects have resulted in earthwork filling and construction beyond the historic eastern property line.

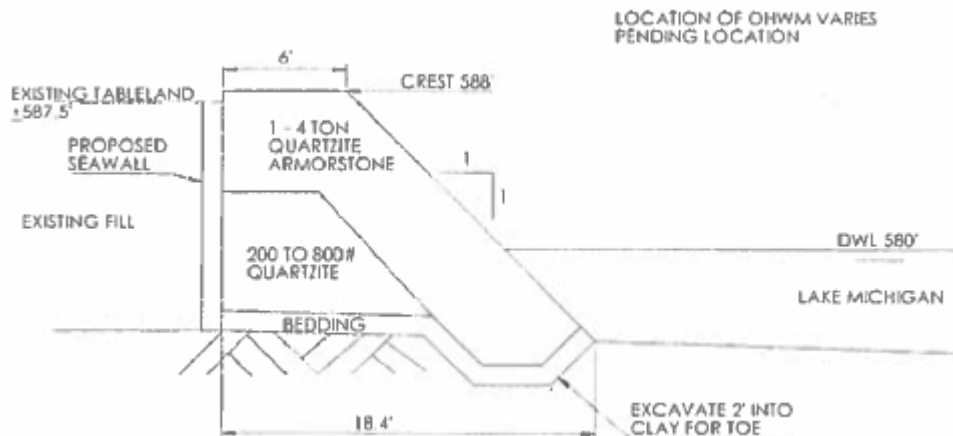
BACKGROUND

- Permit application for shoreline construction projects are filed through a joint application to the U.S. Army Corp of Engineers (USACE), Illinois Department of Natural Resources (IDNR) and Illinois Environmental Protection Agency (IEPA).
- Review and permitting is also required at the local level pursuant to the City's floodplain ordinance.
- Historically, City receives notification of projects after USACE, IDNR and IEPA review and approval.

BACKGROUND

- IDNR regulations state the conversion of public waters to private land by filling is prohibited

REVETMENT CROSS SECTION – TYPICAL



Source: Shabica & Associates

DISCUSSION

- Additional language in City floodplain ordinance to prohibit expansion of private lakeshore property via fill of the public waters of Lake Michigan
- Require simultaneous review of shoreline projects by City staff