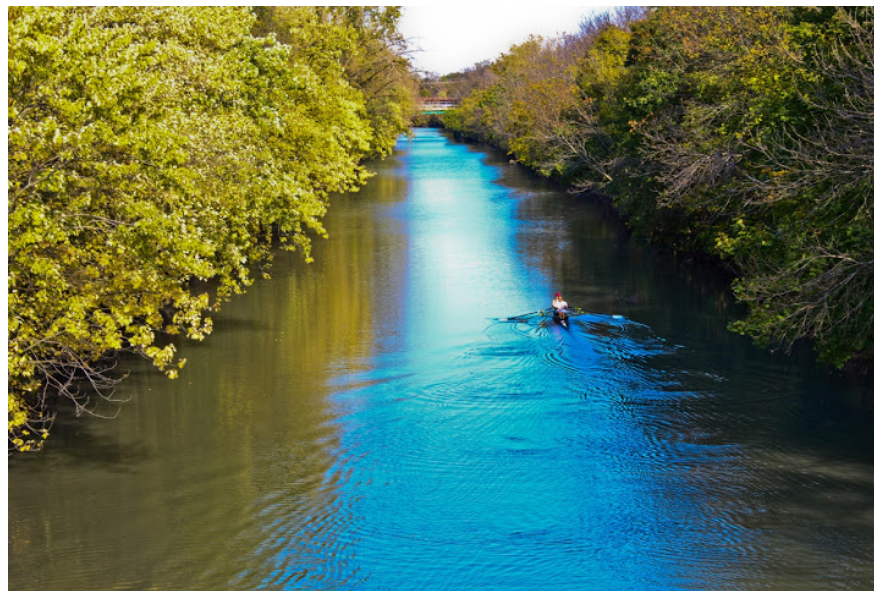


EVANSTON

Lakefront Policy



Johanna Leonard Director of Community Development
Gary Gerdes Building & Inspection Services Manager
Ingrid Eckersberg Civil Engineer –Private Development

February 12, 2018

EVANSTON ILLINOIS

Lakefront Policy

Discussion on potential code
amendment to the
City's Floodplain Ordinance

February 12, 2018

BACKGROUND

- Planning & Development Committee Discussion Item
November 27, 2017
- Public Meeting with Lakefront Property Owners
January 18, 2018
- Planning & Development Committee Discussion Item
February 12, 2018

BACKGROUND

- 42 private residential lakefront properties in the City of Evanston 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.

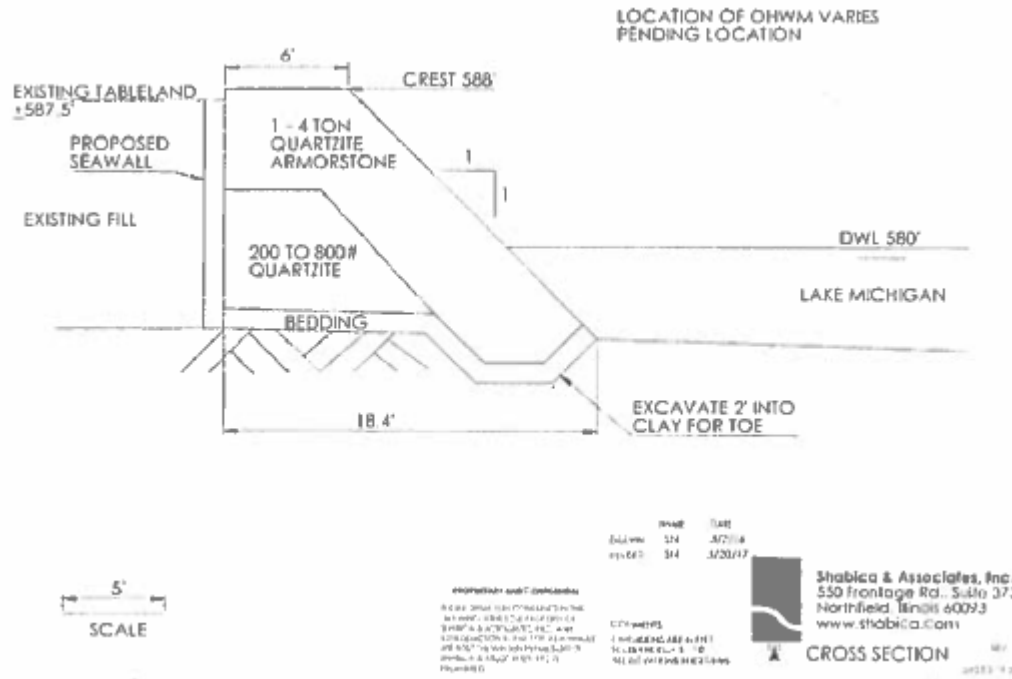
BACKGROUND

- 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



RECOMMENDATIONS

- Concurrent review of projects w/IDNR, USACE & IEPA
- Notice requirement at time of application to adjacent residential property owners by certified mail. Ten properties upwater/ten properties downwater unless intervened by City or Northwestern University property.
- Prohibit conversion of public waters of Lake Michigan to private lakeshore property via fill
- Require plat of survey submittal after construction project to detail as built conditions and verify property lines are consistent with those on approved construction plans

NEXT STEPS

- Incorporate feedback from Planning & Development Committee into draft ordinance.
- Return to Planning & Development Committee with Draft Ordinance in March, 2018 for introduction.

QUESTIONS?