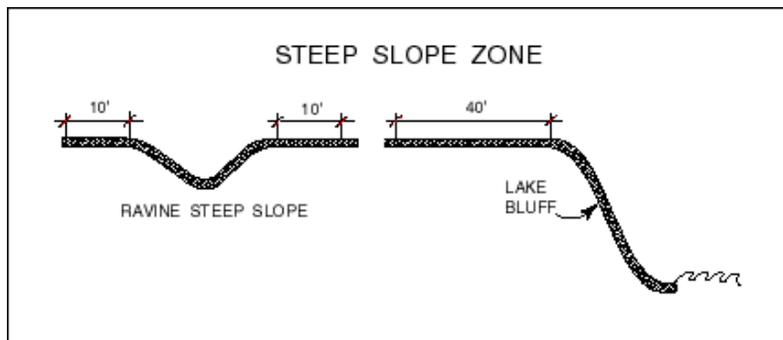


City of Highland Park Beach, Ravine & Bluff Regulations

Section 150.703.1 of Article VII outlines protection regulations and standards pertaining to the construction of beach structures and other activities on lakefront properties within the “Lake Michigan Protection Zone.” The Lake Michigan Protection Zone consists of all land within Lake Michigan, and the private and other property located between Lake Michigan and the termination, on the Lake Michigan side, of the Steep Slope Zone. *Prior to the granting of a permit, all proposed beach structures and activities must be considered by the Lakefront Commission and approved by the City Council.*

Article XIX of the Zoning Code restricts all building, demolition and tree removal activities within the “Steep Slope Zone” in order to protect the character of the City’s ravine-bluff ecosystem. The Steep Slope Zone is defined as all land which lies between the bottom of a ravine steep slope and a line being farthest from the bottom of a ravine steep slope and ten (10) feet from the top edge of a ravine steep slope; and all land which lies between the bottom of a bluff steep slope and a line being farthest from the bottom of a bluff steep slope and forty (40) feet from the top edge of a bluff steep slope.



The maintenance restrictions for the Steep Slope Zone are as follows:

- Except as set forth in Article XIX, no structures shall be constructed and no earth moving shall occur within the Steep Slope Zone
- Trees, tree stumps and invasive species shall not be removed from the Steep Slope Zone without necessary permits
- In-ground swimming pools must be setback an additional ten feet from the top of the Steep Slope Zone and discharge must be directed to the sanitary sewer
- Surface stormwater runoff must be conveyed to public storm sewers or to the ravine channel
- Debris jams (including those caused by decaying plant matter) that can harm natural vegetation or impede free flow of water must be continually removed
- Damage to steep slopes must be repaired immediately

The following structures and activities are allowed in the Steep Slope Zone, *provided all necessary permits have been obtained. Activities and structures other than those listed require a variation and must be reviewed by the Lakefront Commission and approved by the Zoning Board of Appeals.*

- Retaining walls and other structures which are determined necessary for slope stabilization and meet the standards listed in Article XIX;
- Rebuilt and remodeled legal non-conforming structures, provided they do not extend beyond the previous footprint within the Steep Slope Zone, the applicant can provide proof of the location of the previous location of the structure, the applicant has been issued a building permit within one year after the date on which the structure was damaged or demolished and they meet the standards listed in Article XIX;
- Mechanical or electrical lifts, bridges, walkways, steps, landings, fences and/or utility service lines, provided they do not obstruct the flow of light and water, conform to the standards of Article XIX and have been approved by the Director;
- Immediate action may be taken to remediate an unstable or insecure slope which poses an imminent menace to an authorized structure or to the health, safety, or welfare of the public or nearby property, provided the Director has determined that an emergency situation exists and has issued a permit;
- Normal landscape maintenance or routine arboreal activities are permitted, provided such activities conform to the standards of vegetation or revegetation contained in Article XIX and all necessary permits have been issued;
- Decks and patios not exceeding 150 sq. ft. or a combined total of 300 sq. ft. may be installed between the top edge of ravine and the Steep Slope Zone setback, provided the necessary permits have been obtained.

This summary of regulations does not supersede the complete regulations listed in Articles VII or XIX. For a full explanation of the most recently updated standards and procedures pertaining to ravine and bluff development, please visit the following websites:

Article VII: <http://www.cityhpil.com/pdf/ordinances/article07.pdf>

Article XIX: <http://www.cityhpil.com/pdf/ordinances/article19.pdf>

Zoning Board of Appeals Application: http://www.cityhpil.com/pdf/APPLICATION_000.pdf

Please contact the Department of Community Development at 847-432-0867 to discuss how these regulations pertain to proposed projects.