



Office of Water Resources, Michael A. Bilandic Building, 160 N. LaSalle St., S-703, Chicago, IL 60601

September 16, 2025

Illinois Department of Natural Resources, Office of Water Resources
Public Notice

**Construction of bluff improvements,
in Lake Michigan, at 919 Sheridan Road, Highland Park, Illinois 60035**

Highgate Builders, Inc., 95 Revere Drive, Suite H, Northbrook, Illinois 60062, and Stanton and Andrea Kawer, 919 Sheridan Road, Highland Park, Illinois 60035, have applied for an Illinois Department of Natural Resources, Office of Water Resources permit for the construction of bluff improvements, in Lake Michigan, at 919 Sheridan Road, Highland Park, Illinois 60035.

The existing bluff improvements consist of a timber staircase that extends lakeward of the toe of the bluff to the edge of sand. The existing timber staircase is in disrepair. The proposed bluff improvements include the removal of the existing timber staircase, and the construction of a natural stone path with steps. The proposed path with steps will extend lakeward of the toe of the bluff to the terminus of the existing staircase. The proposed project will be reviewed using the Department's Part 3704 Rules. A location map and plans are attached to this notice.

No work is to start on this project unless and until such a time that the permit is issued.

Inquiries and comments regarding the proposed project can be directed to Eric Otto, Senior Water Resources Engineer, of the Chicago Office at IDNR/OWR, 160 N. LaSalle Street, Suite S-703, Chicago, Illinois 60601 or eric.otto@illinois.gov.

An expanded version of the public notice can be viewed at
<https://dnr.illinois.gov/waterresources/publicnotices.htm>.

The signatures, email addresses, and phone numbers of the applicant, co-applicant (if any), and authorized agent (if any) are redacted from this public notice. The mailing addresses and phone numbers of adjoining and adjacent property owners are redacted from this public notice.

Comments will be accepted through **October 19, 2025**.

JOINT APPLICATION FORM FOR ILLINOIS

ITEMS 1 AND 2 FOR AGENCY USE

1. Application Number	2. Date Received
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3. and 4. (SEE SPECIAL INSTRUCTIONS) NAME, MAILING ADDRESS AND TELEPHONE NUMBERS

3a. Applicant's Name: Tom Dennis Company Name (if any): Highgate Builders, Inc. Address: 95 Revere Drive, Suite H Northbrook, IL 60062 Email Address:	3b. Co-Applicant/Property Owner Name (if needed or if different from applicant): Stanton & Andrea Kawer Company Name (if any): Address: 919 Sheridan Road Highland Park, IL 60035 Email Address:	4. Authorized Agent (an agent is not required): Karl Novak Company Name (if any): Haeger Engineering, LLC Address: 100 East State Parkway Schaumburg, IL 60173 Email Address:
Applicant's Phone Nos. w/area code Business: Residence: Cell: Fax:	Applicant's Phone Nos. w/area code Business: Residence: Cell: Fax:	Agent's Phone Nos. w/area code Business: Residence: Cell: Fax:

STATEMENT OF AUTHORIZATION

I hereby authorize, Karl Novak to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

Applicant's Signature

8.29.25

Date

5. ADJOINING PROPERTY OWNERS (Upstream and Downstream of the water body and within Visual Reach of Project)

Name	Mailing Address	Phone No. w/area code
a. See Attached Public Notice List	See Attached Public Notice List	See Attached Public Notice List
b.		
c.		
d.		

6. PROJECT TITLE:

Kawer Home Bluff Improvements

7. PROJECT LOCATION:

919 Sheridan Road

LATITUDE: 42.16920 °N LONGITUDE: 87.77224 °W	UTM's Northing: 2004732.7550 Easting: 1136305.3780										
STREET, ROAD, OR OTHER DESCRIPTIVE LOCATION East side of Sheridan Road on lakefront	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">LEGAL DESCRIPT</th> <th style="width: 15%;">QUARTER</th> <th style="width: 15%;">SECTION</th> <th style="width: 20%;">TOWNSHIP NO.</th> <th style="width: 35%;">RANGE</th> </tr> <tr> <td></td> <td style="text-align: center;">SE</td> <td style="text-align: center;">25</td> <td style="text-align: center;">43N</td> <td style="text-align: center;">12E</td> </tr> </table>	LEGAL DESCRIPT	QUARTER	SECTION	TOWNSHIP NO.	RANGE		SE	25	43N	12E
LEGAL DESCRIPT	QUARTER	SECTION	TOWNSHIP NO.	RANGE							
	SE	25	43N	12E							
☒ IN OR ☐ NEAR CITY OF TOWN (check appropriate box) Municipality Name: Highland Park	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 75%;">WATERWAY</th> <th style="width: 25%;">RIVER MILE (if applicable)</th> </tr> <tr> <td style="text-align: center;">Lake Michigan</td> <td style="text-align: center;">N/A</td> </tr> </table>	WATERWAY	RIVER MILE (if applicable)	Lake Michigan	N/A						
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Lake Michigan	N/A										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">COUNTY</th> <th style="width: 25%;">STATE</th> <th style="width: 50%;">ZIP CODE</th> </tr> <tr> <td style="text-align: center;">Lake</td> <td style="text-align: center;">IL</td> <td style="text-align: center;">60035</td> </tr> </table>	COUNTY	STATE	ZIP CODE	Lake	IL	60035					
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Lake	IL	60035									

Revised 2010

☐ Corps of Engineers
 ☐ IL Dep't of Natural Resources
 ☐ IL Environmental Protection Agency
 ☐ Applicant's Copy

8. PROJECT DESCRIPTION (Include all features):

Bluff improvements for lakefront residential property in Highland Park, including bluff undergrowth removal and new landscape replacement in steep slope zone, removal & replacement of bluff path from tableland to shoreline for beach access, and installation of new shoring wall at top of bluff.

Bluff path removal and replacement extends below the toe of bluff slope (work lakeward of toe of bluff).

All proposed work located above the Lake Michigan Ordinary High Water Mark (OHWM) of 581.50 feet.

9. PURPOSE AND NEED OF PROJECT:

Improve vegetative cover on bluff steep slope zone with preferred plantings; replace failing bluff path with new stabilized stone walk; replace failing timber wall at edge of tableland with new shoring wall.

COMPLETE THE FOLLOWING FOUR BLOCKS IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

10. REASON(S) FOR DISCHARGE:

N/A

11. TYPE(S) OF MATERIAL BEING DISCHARGED AND THE AMOUNT OF EACH TYPE IN CUBIC YARDS FOR WATERWAYS:

TYPE:

AMOUNT IN CUBIC YARDS:

N/A

12. SURFACE AREA IN ACRES OF WETLANDS OR OTHER WATERS FILLED (See Instructions)

N/A

13. DESCRIPTION OF AVOIDANCE, MINIMIZATION AND COMPENSATION (See instructions)

N/A

14. Date activity is proposed to commence

10.01.2025

Date activity is expected to be completed

3.01.2026

15. Is any portion of the activity for which authorization is sought now complete?

Yes

☐

No

☒

NOTE: If answer is "YES" give reasons in the Project Description and Remarks section. Indicate the existing work on drawings.

Month and Year the activity was completed N/A

16. List all approvals or certification and denials received from other Federal, interstate, state, or local agencies for structures, construction, discharges or other activities described in this application.

Issuing Agency

Type of Approval

Identification No.

Date of Application

Date of Approval

Date of Denial

17. CONSENT TO ENTER PROPERTY LISTED IN PART 7 ABOVE IS HEREBY GRANTED.

Yes ☒

No

18. APPLICATION VERIFICATION (SEE SPECIAL INSTRUCTIONS)

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant or Authorized Agent

8.29.25

Date

Signature of Applicant or Authorized Agent

Date

8/28/2025

Signature of Applicant or Authorized Agent

Date

☐ Corps of Engineers
Revised 2010

☐ IL Dep't of Natural Resources

☐ IL Environmental Protection
Agency

☐ Applicant's Copy

SEE INSTRUCTIONS FOR ADDRESS

LOCATION MAP

See attached Project Location Map image.

Revised 2010

☐ Corps of Engineers

☐ IL Dep't of Natural Resources

☐ IL Environmental Protection
Agency

☐ Applicant's Copy

PLAN VIEW

See attached plans 'Kawer Home Bluff Improvements', revised 08/11/2025

FOR AGENCY USE ONLY

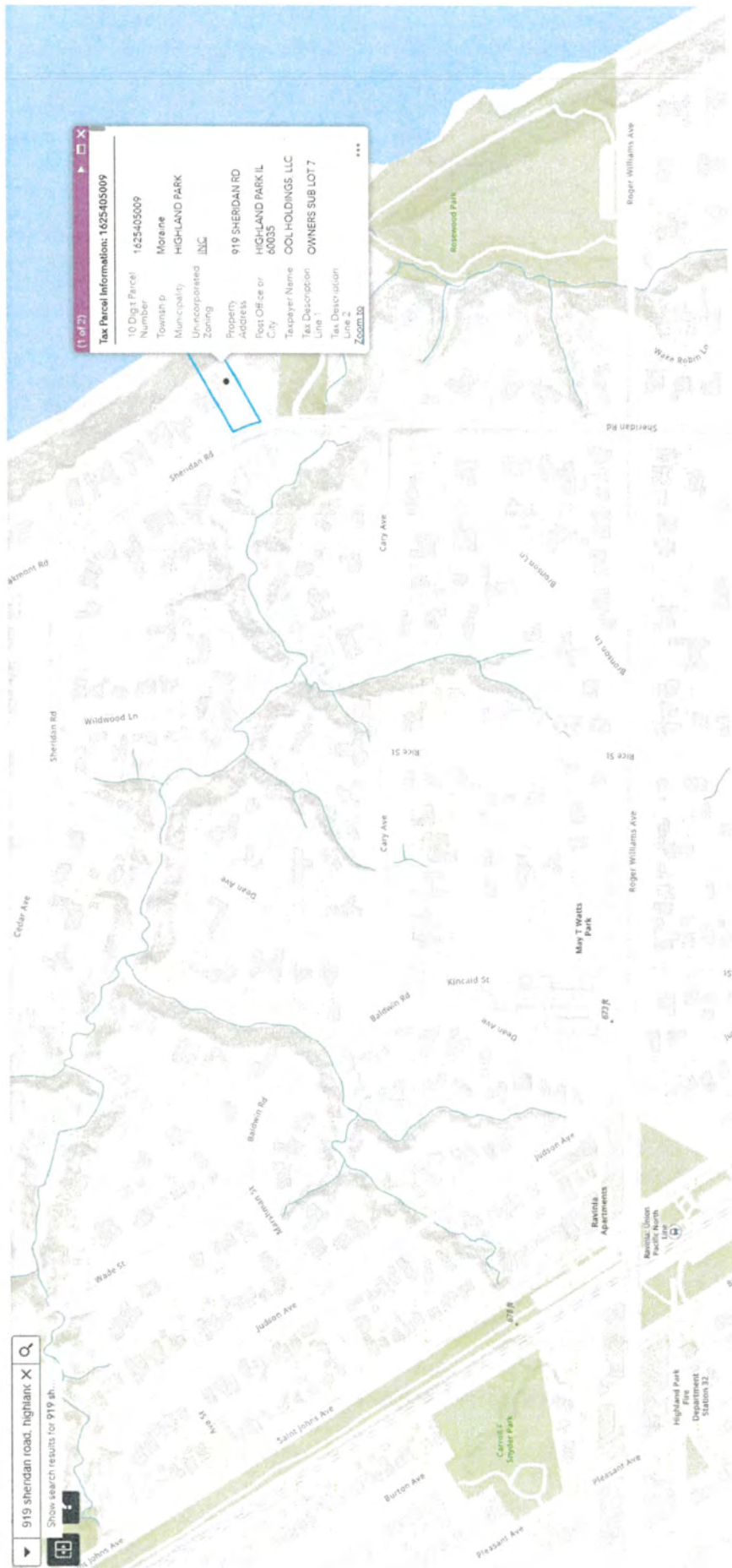
Revised 2010

☐ Corps of Engineers

☐ IL Dep't of Natural Resources

☐ IL Environmental Protection
Agency

☐ Applicant's Copy



(1 of 2)

Tax Parcel Information: 1625405009

10 Digit Parcel Number	1625405009
Township	Moreno
Municipality	HIGHLAND PARK
Unincorporated	INC
Zoning	
Property Address	919 SHERIDAN RD
Post Office or City	HIGHLAND PARK IL 60035
Taxpayer Name	COOL HOLDINGS, LLC
Tax Description Line 1	OWNERS SUB LOT 7
Tax Description Line 2	
Zoning	3000.30

...

LEGAL DESCRIPTION

LOT 7 IN OWNER'S SUBDIVISION OF LOTS 68, 69 AND 139 IN SOUTH HIGHLAND ADDITION TO HIGHLAND PARK, IN SECTION 25, TOWNSHIP 43 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S SUBDIVISION RECORDED JULY 10, 1914, AS DOCUMENT 154148, IN BOOK "I" OF PLATS, PAGE 97, IN LAKE COUNTY, ILLINOIS.



Scale: 1" = 20'

No. Date Revision

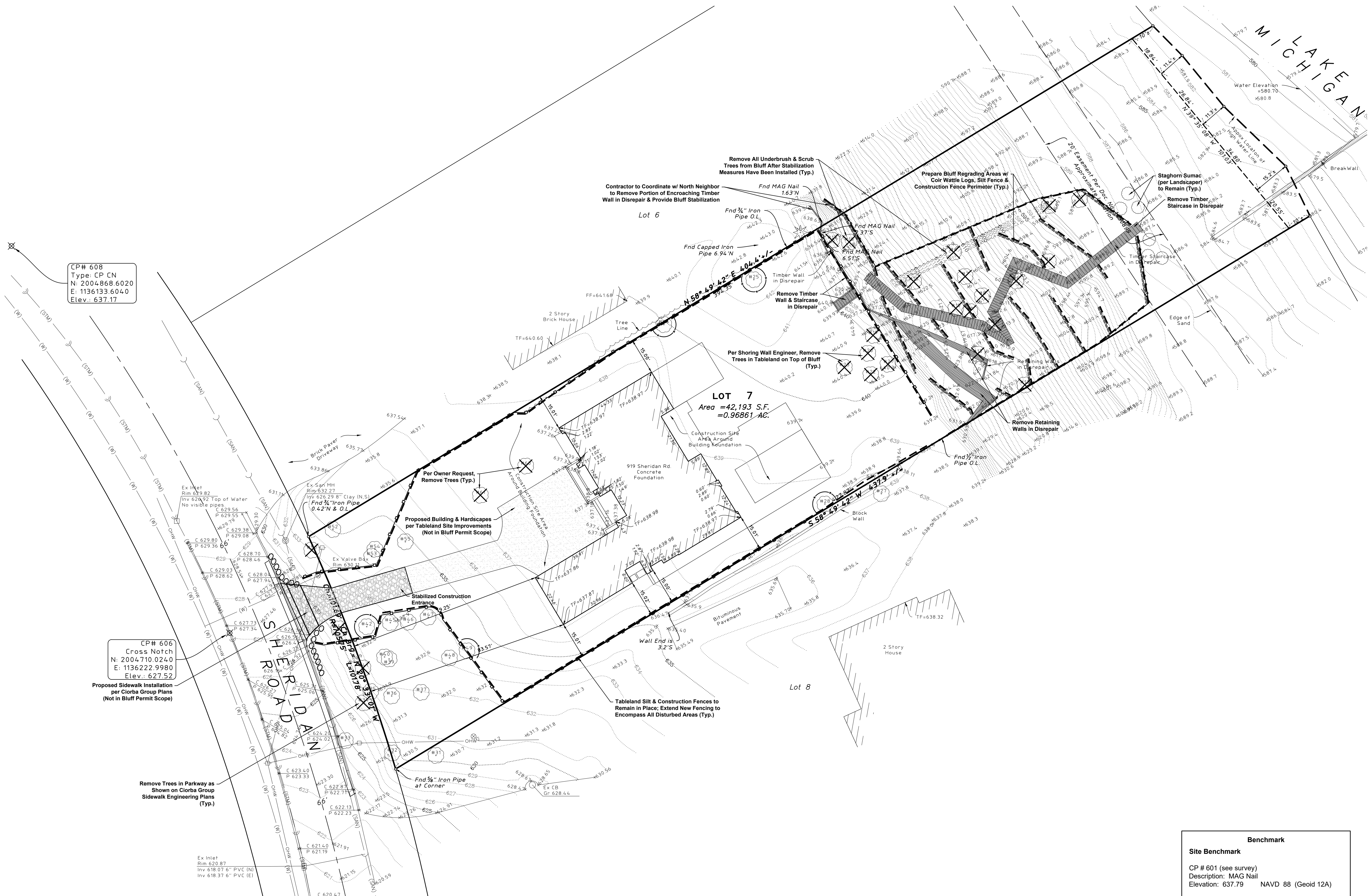
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consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

**EXISTING CONDITIONS &
SITE MANAGEMENT PLAN**
KAWER HOME BLUFF IMPROVEMENTS
919 SHERIDAN ROAD
HIGHLAND PARK, ILLINOIS

Project Manager: K P N
Engineer: K P N
Date: 07/14/2025
Project No. 24073
Sheet 1/3



Benchmark	
Site Benchmark	
CP # 601 (see survey)	
Description: MAG Nail	
Elevation: 637.79	NAVD 88 (Geoid 12A)
CP # 603 (see survey)	
Description: MAG Nail	
Elevation: 633.20	NAVD 88 (Geoid 12A)
CP # 605 (see survey)	
Description: MAG Nail	
Elevation: 6638.59	NAVD 88 (Geoid 12A)
CP # 606 (see survey)	
Description: Cross Notch on Curb	
Elevation: 627.52	NAVD 88 (Geoid 12A)

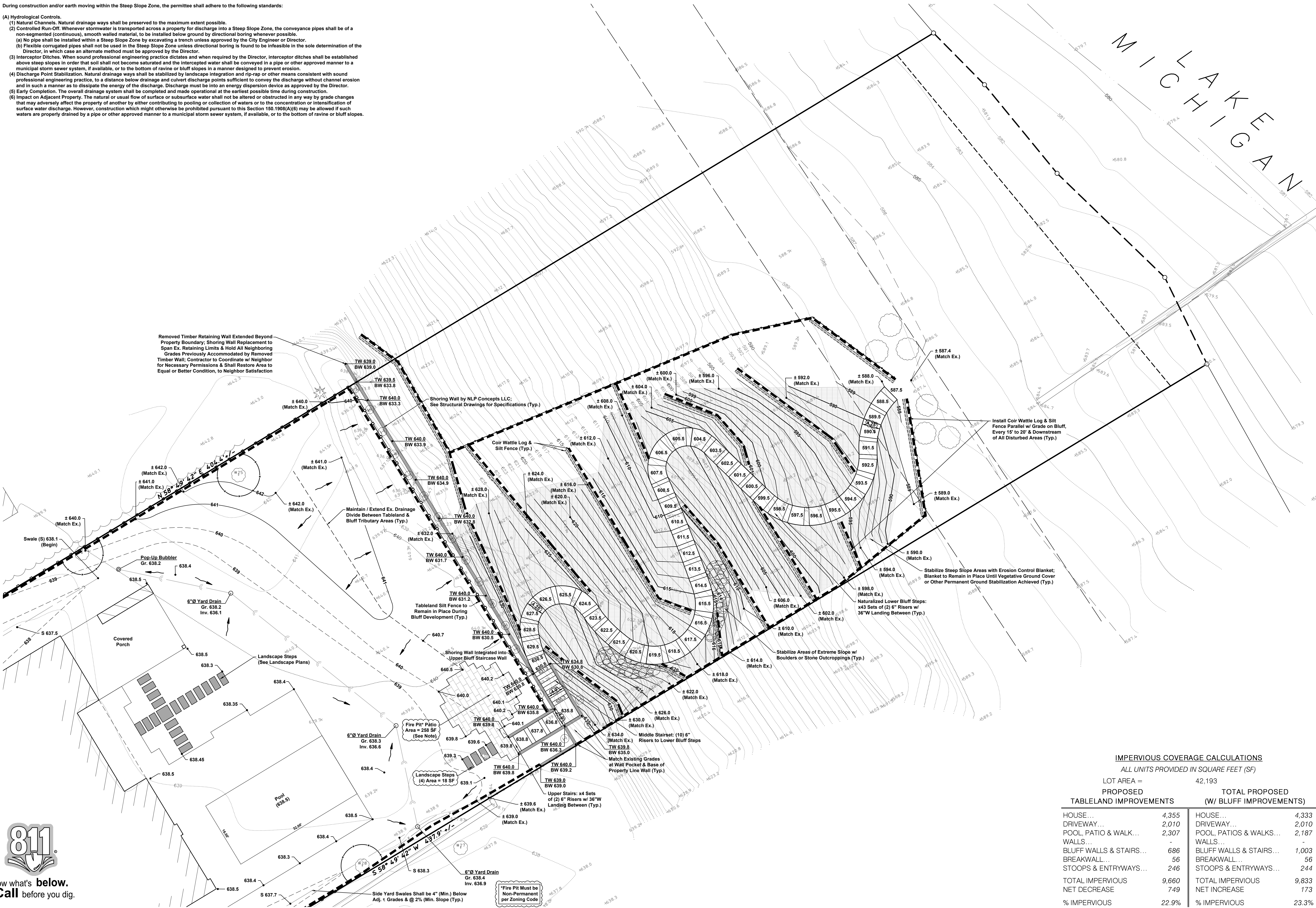


Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

During construction and/or earth moving within the Steep Slope Zone, the permittee shall adhere to the following standards:

- (A) Hydrological Controls.
- (1) Natural Channels. Natural drainage ways shall be preserved to the maximum extent possible.
- (2) Controlled Run-Off. Whenever stormwater is transported across a property for discharge into a Steep Slope Zone, the conveyance pipes shall be of a non-segmented (continuous), smooth walled material, to be installed below ground by directional boring whenever possible.
- (a) No pipe shall be installed within a Steep Slope Zone by excavating a trench unless approved by the City Engineer or Director.
- (b) Flexible corrugated pipes shall not be used in the Steep Slope Zone unless directional boring is found to be infeasible in the sole determination of the Director, in which case an alternate method must be approved by the Director.
- (3) Interceptor Ditches. When sound professional engineering practice dictates and when required by the Director, interceptor ditches shall be established above steep slopes in order that soil shall not become saturated and the intercepted water shall be conveyed in a pipe or other approved manner to a municipal storm sewer system, if available, or to the bottom of ravine or bluff slopes in a manner designed to prevent erosion.
- (4) Discharge Point Stabilization. Natural drainage ways shall be stabilized by landscape integration and rip-rap or other means consistent with sound professional engineering practice, to a distance below drainage and culvert discharge points sufficient to convey the discharge without channel erosion and in such a manner as to dissipate the energy of the discharge. Discharge must be into an energy dispersion device as approved by the Director.
- (5) Early Completion. The overall drainage system shall be completed and made operational at the earliest possible time during construction.
- (6) Impact on Adjacent Property. The natural or usual flow of surface or subsurface water shall not be altered or obstructed in any way by grade changes that may adversely affect the property of another by either contributing to pooling or collection of waters or to the concentration or intensification of surface water discharge. However, construction which might otherwise be prohibited pursuant to this Section 150.1908(A)(6) may be allowed if such waters are properly drained by a pipe or other approved manner to a municipal storm sewer system, if available, or to the bottom of ravine or bluff slopes.



IMPERVIOUS COVERAGE CALCULATIONS

ALL UNITS PROVIDED IN SQUARE FEET (SF)

LOT AREA = 42,193

PROPOSED TABLELAND IMPROVEMENTS		TOTAL PROPOSED (W/ BLUFF IMPROVEMENTS)	
HOUSE...	4,355	HOUSE...	4,333
DRIVEWAY...	2,010	DRIVEWAY...	2,010
POOL, PATIO & WALK...	2,307	POOL, PATIOS & WALKS...	2,187
WALLS...	-	WALLS...	-
BLUFF WALLS & STAIRS...	686	BLUFF WALLS & STAIRS...	1,003
BREAKWALL...	56	BREAKWALL...	56
STOOPS & ENTRYWAYS...	246	STOOPS & ENTRYWAYS...	244
TOTAL IMPERVIOUS	9,660	TOTAL IMPERVIOUS	9,833
NET DECREASE	749	NET INCREASE	173
% IMPERVIOUS	22.9%	% IMPERVIOUS	23.3%



Know what's below.
Call before you dig.

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Scale: 1" = 10'

No. _____ Date _____

Revision _____

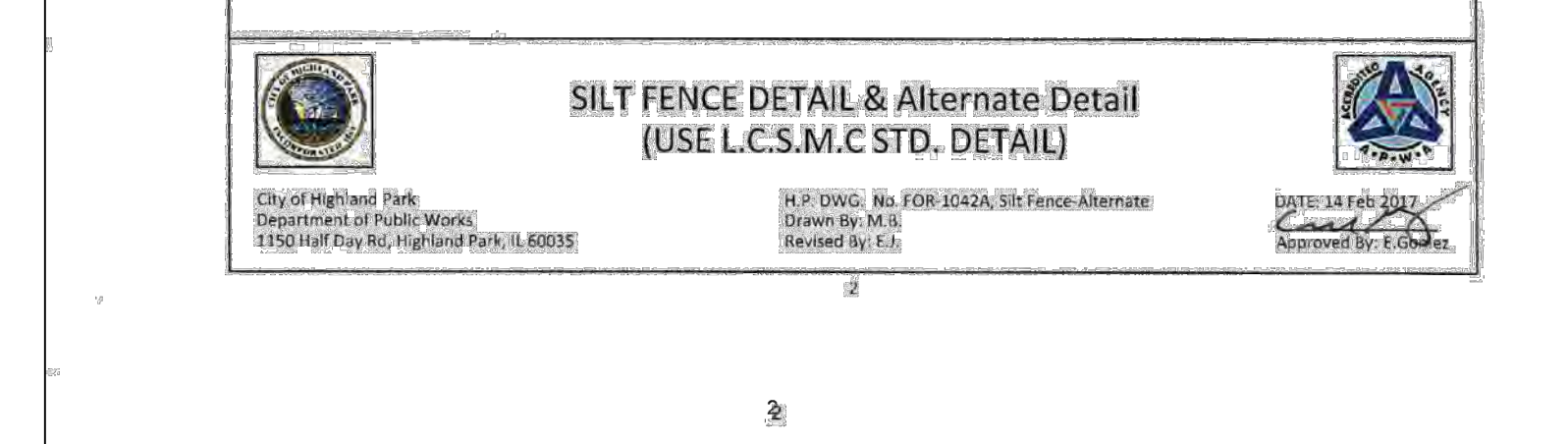
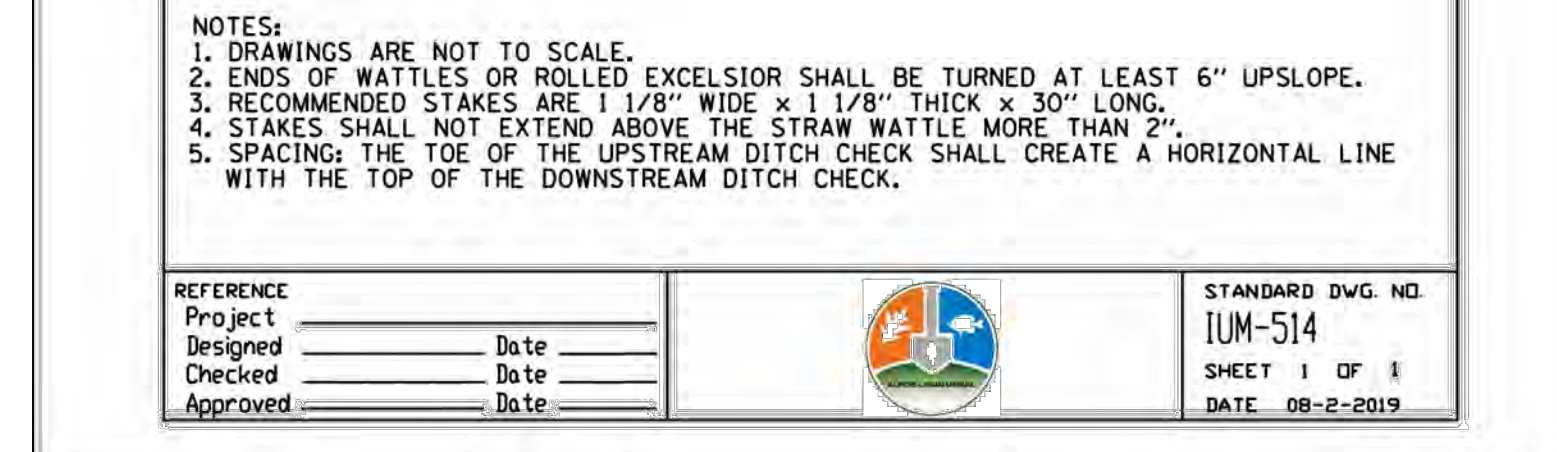
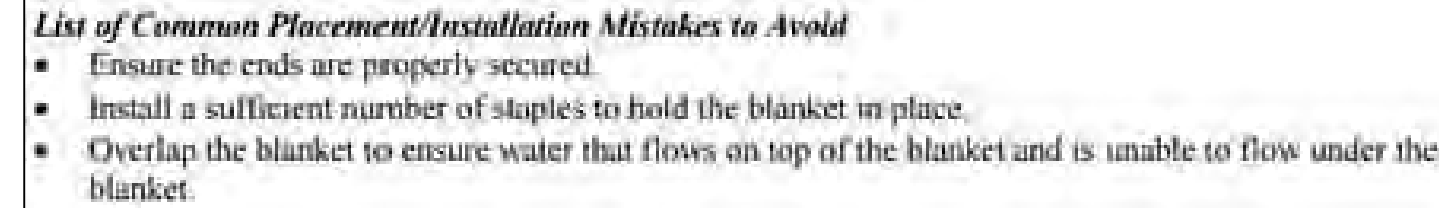
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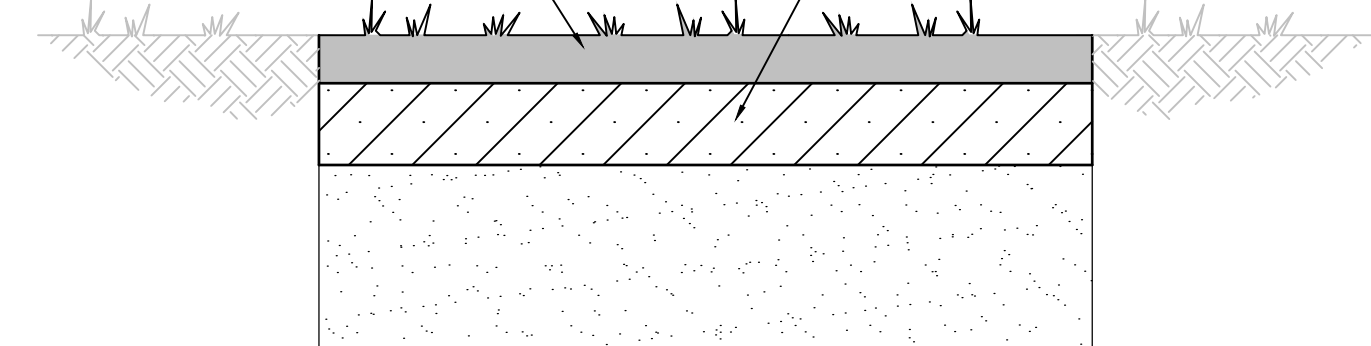
SITE IMPROVEMENT PLAN

KAWER HOME BLUFF IMPROVEMENTS
919 SHERIDAN ROAD
HIGHLAND PARK, ILLINOIS

Project Manager: K P N
Engineer: K P N
Date: 07/14/2025
Project No. 24073
Sheet 2/3

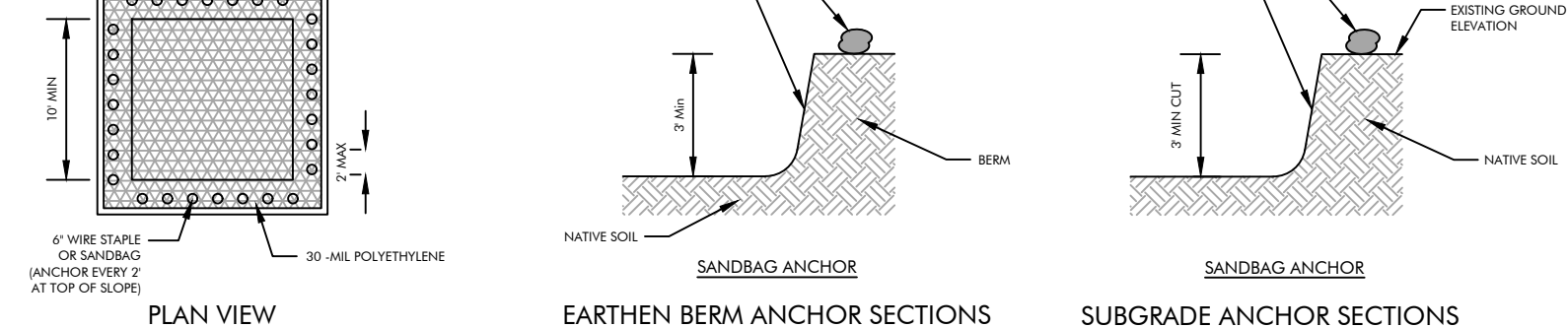


1. INSTALL SEDIMENT CONTROL MEASURES			
-DITCH CREEPS	=====		
-EROSION CONTROL FENCE	=====		
-SEDIMENT BASIN	=====		
-STABILIZED CONSTRUCTION ENTRANCE	=====		
-TEMPORARY SWALES	=====		
-SPECIFIED STORM SEWER LINES	=====		
2. GRADE SITE/STOCKPILE TOPSOIL	=====		
3. INSTALL STORMWATER MANAGEMENT MEASURES			
-STORM SEWER	=====		
-SEDIMENT TRAP (INLET PROTECTION)	=====		
-DITCH/SWALES	=====		
4. TEMPORARY VEGETATIVE STABILIZATION			
-CONTROL MEASURES	=====		
-TEMPORARY SEEDING	=====		
-MULCHING	=====		
5. INSTALL ROAD SUBGRADE			
-AGGREGATE COVER	=====		
6. SITE CONSTRUCTION WORK			
-CURB AND GUTTER	=====		
-PAVING (WALKS & BIKEPATHS)	=====		
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS			
-TEMPORARY SEEDING	=====		
8. SURFACE ROADS			
-PAVING	=====		
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS			
-PERMANENT SEEDING	=====		
-SOODING	=====		
10. INSTALL PERMANENT LANDSCAPING			
11. PERFORM CONTINUING MAINTENANCE	=====		



		A			*	*		*			
Permanent Seeding											
Dormant Seeding	B	→								B	
Temporary Seeding			C			D					
Sodding			E**								
Mulching	F										

A	KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH 30 LBS./AC. PERENNIAL RYE GRASS	B	KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYE GRASS 45 LBS./AC. ± 1 TONS STRAW MULCH PER AC	C	SPRING OATS 100 LBS/AC						
				D	WHEAT OR CEREAL RYE 150 LBS/AC				*	IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER	
				E	SOD				*	IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING	
				F	STRAW MULCH 2 TONS/AC						





Property Address	Owner's name	Phone number
959 SHERIDAN RD HIGHLAND PARK IL 60035	JIMENEZ, FRANK R & DEBORAH S	
943 SHERIDAN RD HIGHLAND PARK IL 60035	SAMANTHA & ANDREW KESSEL	
933 SHERIDAN RD HIGHLAND PARK IL 60035	BABAK NOORIAN	
909 SHERIDAN RD HIGHLAND PARK IL 60035	CTLTC Care of: MARC & MARCY SIMON (#8002374488)	
885 SHERIDAN RD HIGHLAND PARK IL 60035	PARK DISTRICT OF HIGHLAND PARK	
0 SHERIDAN RD HIGHLAND PARK IL 60035	PARK DISTRICT OF HIGHLAND PARK	
2 ROGER WILLIAMS AVE HIGHLAND PARK IL 60035	CTLTC Care of: ARNOLD HARRIS	
12 ROGER WILLIAMS AVE HIGHLAND PARK IL 60035	ELIZABETH FOX	
25 LAKEWOOD PL HIGHLAND PARK IL 60035	MARK WAGNER	
21 LAKEWOOD PL HIGHLAND PARK IL 60035	21 LKW PL LLC	
22 LAKEWOOD PL HIGHLAND PARK IL 60035	MATT COLEMAN	

Property Address

Owner's name

Phone number

0 LAKEWOOD PL
HIGHLAND PARK IL 60035

KATI & BRUCE
HOCHSTADT

405 SHERIDAN RD
HIGHLAND PARK IL 60035

JAMES & WENDY ABRAMS

49 LAKEVIEW TER
HIGHLAND PARK IL 60035

GERALD & LAURA HORN

25 LAKEVIEW TER
HIGHLAND PARK IL 60035

CHARLES & DEBORAH