



MEMORANDUM

TO:	Long Grove Village Board
FROM:	James M. Hogue, Village Planner
DATE:	4.19.21
RE:	Building Box Reconfiguration – Lot 7 Steeple View Estates (1145 RFD)

Staff has received a request for reconfiguration of the building box on Lot 7 of the Steeple View Estates PUD. Per the final PUD approval ordinance reconfiguration of building boxes may be approved via resolution by the Village Board without any additional public hearing on the matter.

BACKGROUND

Mr. Anthony Pecoraro, Benchmark Developers (see attached), acting on behalf of the purchaser, seeks to construct a ranch style single family dwelling on Lot 7 of Steeple View Estates. The desired footprint of the proposed structure requires reconfiguration of the established building lines.

Steeple View Estates consists of approximately 18.16 acres, (formerly known 1128 R.F.D) and is located on the south side of Route 53 and north of Manassas Lane. Mr. John Ullrich petitioned the Village and was granted approval for the Steeple View Estates PUD in 2008. Mr. Ullrich is the current owner of Lot 7.

Per the final approval ordinance (2008-0-26; Approved 11.11.2008) the PUD comprises nine lots of which 2 contain existing homes and the remaining lots are to be developed with single family residential dwellings. The unbuilt area of the property is contained as “Outlot A” and remains as open space.

Additionally, the final PUD approval made provisions for modification of the building lines (i.e. “building box”) without amendment to the final approval ordinance or further public hearing as follows;

J. Building Boxes. For each lot, all primary and accessory structures and uses shall be located within the building lines designated on the Final Plat ("Building Lines"); provided, however, fences, driveways, light standards, and flagpoles can be located outside of the Building Lines to the extent such structures and uses are otherwise permitted by the Zoning Code. The location of the Building Lines within any lot may be modified by resolution of the Village Board, without amendment to this Ordinance or a public hearing.

PROPOSAL

Lot 7 contains 49,859 sq. ft. of land area (1.44 acres). The applicant proposes to construct a ranch style house, comprising approximately 4000 sq. ft. of floor area, on the property. To achieve this the building box, established as part of the approved PUD needs to be reconfigured.

The present building box comprises approximately 12,190 sq. ft. (25%) of the land area of Lot 7.

ANALYSIS

Lot Area

As noted above lot 7 contains 48,859 sq. ft. of land area. No expansion of the boundaries of Lot 7 as platted are requested or anticipated with this request.

Building Boxes & Setbacks

As approved the existing building box comprises approximately 12,190 sq. ft. (25% of the land area of lot 7. As proposed the reconfigured building box comprises approximately 12,190 sq. ft. (25% of the land area of Lot 7) which is the same as previously approved.

Setbacks from adjacent lots and the street would be as follows;

	Existing Lot 7	Proposed Lot 7	S.V.E PUD	Zoning Ordinance (R-2 Standards)
Front Yard	40'	40'	40' (typical)	75'
Side Yard	30'	30'	30' (typical)	40'
Side Yard	60'	40'	30' (typical)	40'
Rear Yard	52'	64.5	30' (typical)	40'

***Yards measured as minimum distance from lot line to the building box.**

The Steeple View Estates proposal **did request** setback relief from the underlying R-2 Standards.

The setbacks as approved vary from lot to lot but the “typical” setbacks as proposed are noted above (see S.V.E. PUD).

The reconfiguration as proposed would mostly maintain or increase the setback dimension from other lot lines. The dimension to the south would be reduced from 60' to 40' at the least dimension however. 40' is the minimum side yard setback requirement for the R-2 District.

The rear yard setback would increase and while the least dimension on the front yard remains the same (the least dimension at the cul-de-sac bulb) however away from the cul-de-sac the front yard dimension increases to 60'.

All structures must be placed in the building box regardless of its configuration.

Structure Size

The size of the principal structure is regulated by the zoning code based on lot size. In this instance the lot contains 49,859 sq. ft. of land area. Per the Village Code lots between 43,560 sq. ft. and 130,679 sq. ft. of land area are allowed 8,800 sq. ft. of floor area plus 0.025 sq. ft. floor area for lot sizes over 43,560 sq. ft. (or an additional 157 sq. ft. of floor area) for a total of 8,957 sq. ft. of floor area in this instance. The applicant proposes less than half of the allowable floor area within the reconfigured building box.

As a side note, although a larger principal structure is permissible it may not be attainable. Other factors such as building height, septic limitations, building placement, impervious surface etc. all influence the size of any principal structure which can be placed upon a lot (regardless of the reconfiguration of the building box in this instance). The 40% impervious surface requirement of the village code will also apply and in this instance not more 19,943 sq. ft. of the property can be covered with impervious surface.

Septic Soils

The building box reconfiguration also requires the relocation of the area for the septic system on the lot. As approved the septic would be placed in the front of the property. The reconfiguration proposes the septic to be placed in the southwest corner of the rear of the property.

As soils analysis was performed in March of this year by John Raber and Associates. This information was forwarded to the County Health Department. Per Mr. Tom Copenhaver of LCEH, the proposed septic system is acceptable at the alternative location as identified. (See attached correspondence from LCEH).

Tree Preservation

Village Arborist Todd Sinn performed a site visit on 4.12.21; his comments are attached.

In short, several trees will be impacted by the proposed building box reconfiguration, some of which are protected species.

Additional documentation will need to be submitted with a building permit application to fully determine the amount of mitigation which will need to occur site.

Stormwater Management

The requested alteration has been submitted to the Village Engineer for review and he notes any development will need to meet the stormwater management ordinance requirements. He further notes it appears this can be accommodated in this instance.

AC Review

Per the final approval ordinance for the Steeple View Estates PUD granted in 2008, all elevations of any residence to be constructed in the development are to be reviewed by the AC. The reconfiguration of the building box does not alter this requirement nor any other requirement of the approval ordinance. Concept elevations and a floor plan are included. (See Attached).

Conclusions

As proposed the boundaries of Lot 7 do not change, just the configuration of the building box within the lot as previously approved. This flexibility was built into the approval ordinance for the PUD and may occur without amendment to the final approval ordinance or further public hearing.

Both the existing and proposed building boxes account for approximately 25% of Lot 7. Setback relief was requested as part of the PUD proposal. The reconfiguration as proposed would mostly maintain or increase the setback dimension from other lot lines. The dimension to the south would be reduced from 60' to 40' at the least dimension however. 40' would be the minimum side yard setback requirement in the R-2 District. All other R-2 district requirements (not modified by the PUD approval) including building height and lot coverage will remain applicable regardless of the reconfiguration of the building box.

As soils analysis was performed in March of this year. The County Health Department has reviewed this data and determined the proposed septic system is acceptable at the alternative location as identified.

Several trees will be impacted by the proposed building box reconfiguration, some of which are protected species. Some trees were in the building box as approved and would be impacted by construction.

The Village Tree Preservation Ordinance will apply and mitigation of protected species will be necessary. Additional documentation will need to be submitted with a building permit application to fully determine the amount of mitigation which will need to occur site.

As with any development the stormwater management ordinance requirements will need to be met, regardless of the reconfiguration of the building box. The Village Engineer notes it appears this can be accommodated in this instance. Additional documentation will need to be submitted with a building permit application to fully determine compliance with the stormwater management ordinance.

Per the final approval ordinance for the Steeple View Estates PUD granted in 2008, all elevations of any residence to be constructed in the development are to be reviewed by the AC. The reconfiguration of the building box does not alter any aspects of the PUD approval ordinance as written and adopted.

BENCHMARK

725 E. Dundee Road, Suite 206, Arlington Heights, IL 60004

Office: 847.865.8080 Fax: 847.865.8081

April 5, 2021

James Hogue
Village Planner
Village of Long Grove
33 South Arlington Heights Road
Arlington Heights, IL 60005

Re Via Email jhogue@longgroveil.gov: Proposed Building Box Change; Lot 7 Steepleview Estates

Dear Mr. Hogue:

We appreciate the Village's initial feedback to our new Building Box proposal dated 3/3/21. Our team has revised our proposed site plan addressing the Village's concerns.

1. "Approval is needed via Village Board resolution for consideration of amendments to the building lines in Steepleview Estates; no public hearing or amendment to the PUD approval ordinance is required for this action to occur however (see attached)>
 - Acknowledged, thank you.
2. "I would like more information on what is being proposed so the Village Board can make an informed decision in approving any resolution for modification."
 - Provided is the proposed new single family home floor plan, elevations, and renderings.
3. "Although the boundaries of the building box could be altered it appears the building box is being expanded; not just reconfigured."
 - The building box has not grown but only reconfigured. We have moved the rear property line further North to accommodate the push outward West. The proposed new building box is 12,190 sf, which is equal to the previous building box size. Please see the attached proposed engineering conceptual site plan.
4. "Building boxes were a consideration (by the PCZBA) with regard to final plat approval as note below, and in particular as related to tree preservation;"
 - Acknowledged. We have provided the existing tree preservation plan along with the tree tags. We have marked on an overlaid plan which trees will be affected by this change.

BENCHMARK

725 E. Dundee Road, Suite 206, Arlington Heights, IL 60004

Office: 847.865.8080 Fax: 847.865.8081

5. "Building boxes were substantially reduced on the revised (and approved) final plat; building boxes also established the setbacks which is typical for a PUD."
 - Acknowledged
6. "All structures are to be placed within the building box, which is also typical for PUD (again see attached); setbacks may not confirm to the requirements of the underlying zoning district and are often negotiated in a PUD request."
 - Acknowledged. The building structure will be within the building box. The proposed home will only have a driveway and some portions of patio that extend beyond the building box.
7. "Stormwater is a concern, wetland preservation was also an issue with this approval; not sure if the alteration impacts any of this or not; I have contacted the Village Engineer regarding any stormwater issues."
 - Stormwater runoff should not be affected by this building box change. There are two existing stormwater structures on the East property line that will collect stormwater runoff. We are not proposing a change to this design.
 - To the best of my knowledge, there are no existing wetlands on Lot 7.
8. "If a private septic will service the property, septic placement may also be a consideration."
 - Please see the proposed septic plan with the new proposed location.
9. "Impacts to existing trees per the tree preservation ordinance and in particular protected tree species is a concern as was so with the PUD approval."
 - Acknowledged. Please see the proposed tree removal exhibit.

We plan to conform with our conceptual site plan as much as possible, although we understand that there may be slight modifications as engineering drawings progress.

We feel confident that our proposed site plan substantially conforms with the neighborhood. We have taken careful consideration to the existing tree preservation plan in our conceptual site plan proposal.

BENCHMARK



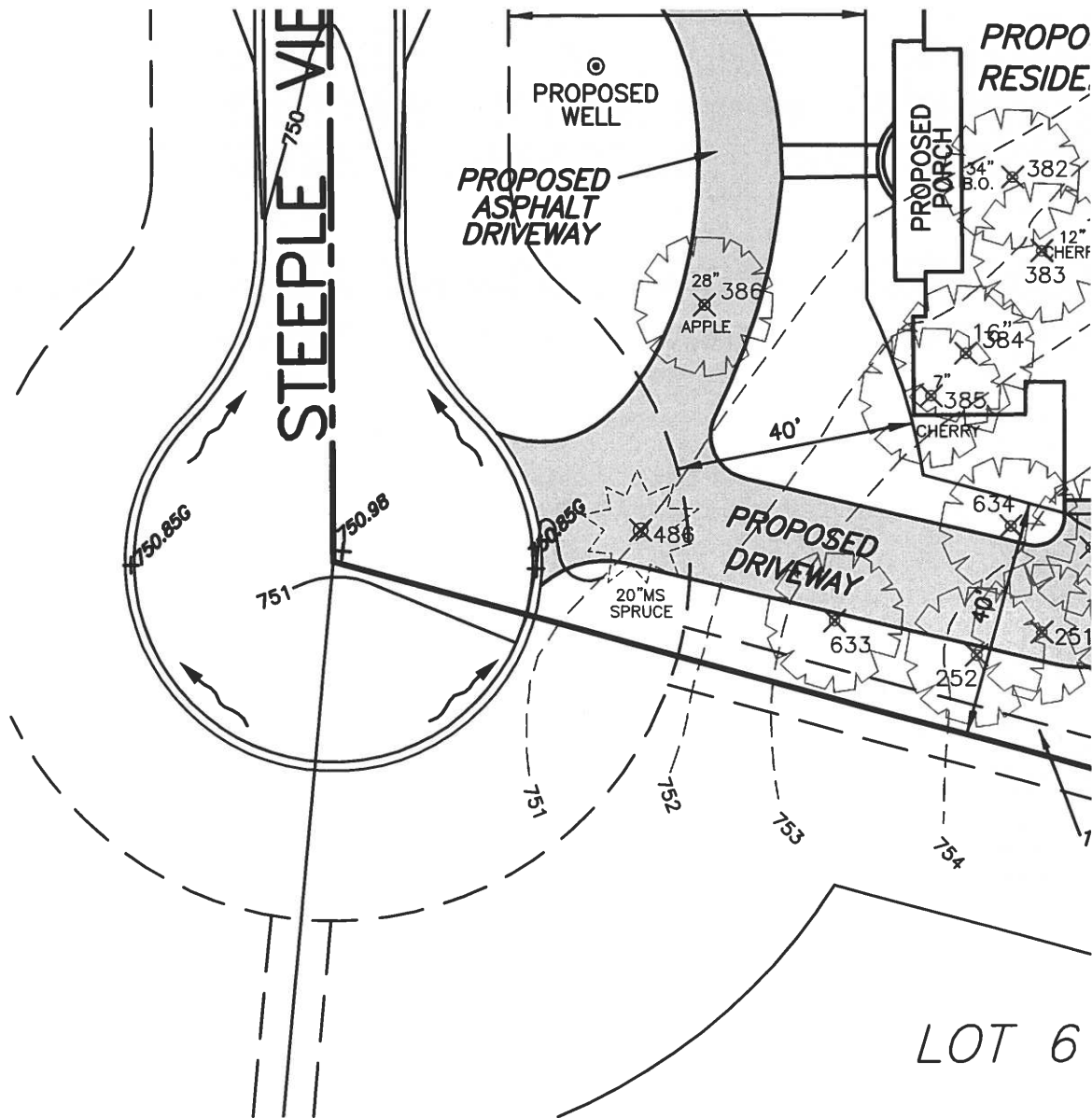
725 E. Dundee Road, Suite 206, Arlington Heights, IL 60004

Office: 847.865.8080 Fax: 847.865.8081

Feel free to reach out to me with any questions that may arise. We hope for a favorable response to our revised proposal.

Sincerely,

Anthony Pecoraro
Benchmark Developers, Inc.



LOT 6

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Surveying
Engineering
Septic Design

HLC SURVEYING

758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3252

P.I.N. #15-30-301-025

INDICATES IRON STAKE
(UNLESS NOTED OTHERWISE)

BEARING SYSTEM : RECORD
(UNLESS NOTED OTHERWISE)

ABBREVIATIONS

= R.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= REC.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= M.	MEASURED OR CALCULATED DISTANCE
= MEAS.	MEASURED OR CALCULATED DISTANCE
RAD.=	RADIUS
ARC=	ARC LENGTH
CH.=	CHORD LENGTH
CONC.	CONCRETE
P.O.B.=	POINT OF BEGINNING
P.O.C.=	POINT OF COMMENCEMENT

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PREPARED FOR: BENCHMARK DEV., INC.

SCALE : 1" = 30'

ADDRESS: 1145 STEEPLE VIEW DRIVE
LONG GROVE, ILLINOIS

DATE : 3-15-2021

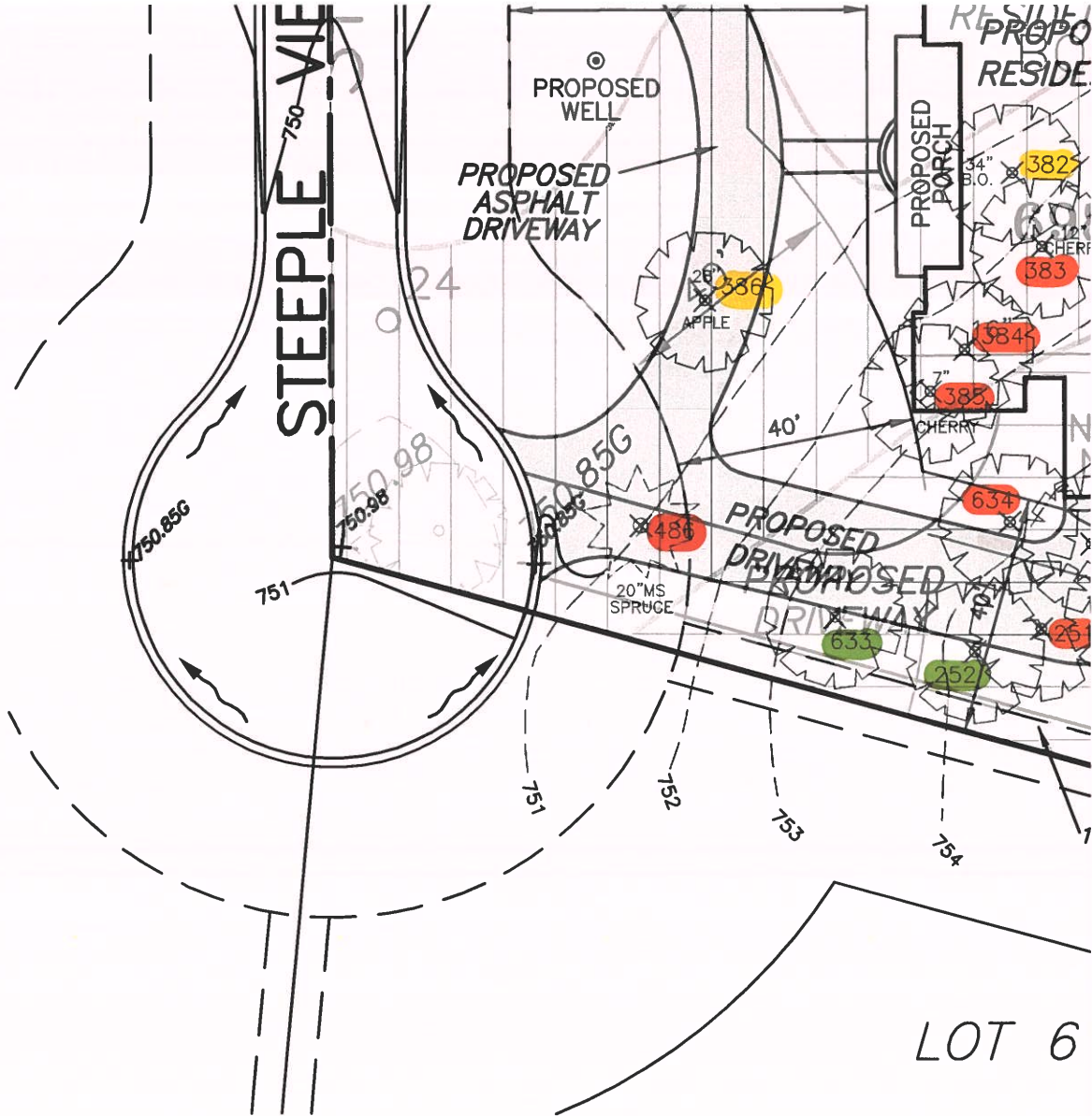
DATE OF FIELD WORK: N/A

DRAWN BY: TVA CHECKED BY: MTB

DISK: 210308	FILE NAME. 21082 CON
DISK: 07218	PAC. NO. 07218P

REVISIONS

JOB NO. 2021-082 CON



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HLC SURVEYING

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TREE CONDITION SI

	Not on Property 4/6/2021			Patio Interference			Driveway Interference	
	Tree Tag	Type of tree	Condition	Tree Tag	Type of tree	Condition	Tree Tag	Type
	197	Mulberry	N/A	256	Mulberry	Fair	251	Lir
	381	Apple	N/A	257	Cherry	Poor	486	Norw
	382	Burr Oak	N/A	258	Cherry	Poor	249	Lir
	386	Apple	N/A				250	Lir
Subtotals	4			3			4	



Date: 11.5.07 & 11.6.07 (Arborist: Todd Degner)
 Project Name & Address:
 Mid America Dev. - Hicks Road, Long Grove IL

Tag No.	Common Name	Size (DBH)	Condition	Form	Comments
102	Elm	9	Fair	F	
103	Crab	10 MS	Fair	F	
104	Poplar	8 MS	Good	G	
105	Poplar	12 MS	Good	G	
106	White - Poplar	8	Dead		
107	Crab	6 MS	Good	G	
108	Crab	6 MS	Good	G	
109	Silver Maple	6 MS	Fair	F	
110	Crab Apple	10 MS	Good	G	
111	Black Cherry	6	Good	G	
112	White - Poplar	9 MS	Fair	F	
113	White - Poplar	12	Dead		
114	White - Poplar	10	Fair	F	
115	Box Elder	10 MS	Fair	F	
116	Box Elder	6	Fair	F	
117	Austrian Pine	14	Fair	F	
118	Crab	10 MS	Good	G	
119	Crab	10 MS	Good	G	
120	Crab	8 MS	Good	G	
121	Austrian Pine	14	Fair	F	
122	Crab	8 MS	Good	G	
123	Green Ash	9	Fair	F	
124	Box Elder	10	Fair	F	
125	Crab	6 MS	Good	G	
126	Green Ash	6	Fair	F	
127	Green Ash	9	Fair	F	
128	Green Ash	10	Fair	F	
129	Crab	11 MS	Good	G	

130	Crab	10 MS	Good	G	
131	Mulberry	8 MS	Fair	F	
132	Austrian Pine	12	Fair	F	
133	Austrian Pine	14	Fair	F	
134	Austrian Pine	14	Fair	F	
135	Austrian Pine	12	Dead		
136	Pin Oak	48	Good	G	Specimen
137	Austrian Pine	7	Dead		
138	Austrian Pine	14	Fair	F	
139	Austrian Pine	14	Fair	F	
140	Austrian Pine	14	Fair	F	
141	Austrian Pine	8	Fair	F	
142	Austrian Pine	14	Fair	F	
143	Austrian Pine	14	Fair	F	
144	Austrian Pine	16	Fair	F	
145	Austrian Pine	12	Fair	F	
146	Austrian Pine	16	Dead		
147	Austrian Pine	14	Fair	F	
148	Black Cherry	32	Fair	F	
149	Green Ash	13	Good	G	
150	Box Elder	8	Poor	P	
151	Mulberry	6	Poor	P	
152	Mulberry	8	Fair	F	
153	Osage Orange	16 MS	Good	G	
154	Mulberry	8 MS	Good	G	
155	Box Elder	7	Fair	F	
156	Austrian Pine	12	Fair	F	
157	Austrian Pine	10	Fair	F	
158	Austrian Pine	14	Fair	F	
159	Box Elder	6	Fair	F	
160	Mulberry	6	Fair	F	
161	Austrian Pine	7	Fair	F	

162	Austrian Pine	10	Fair	F	
163	Austrian Pine	14	Fair	F	
164	Austrian Pine	14	Fair	F	
165	Austrian Pine	6	Dead		
166	Austrian Pine	14	Fair	F	
167	Austrian Pine	18	Fair	F	
168	Mulberry	10 MS	Fair	F	
169	White - Poplar	12	Good	G	
170	Crab	12 MS	Fair	F	
171	Crab	12 MS	Fair	F	
172	Pear	16 MS	Fair	F	
173	Pear	74 MS	Dead		
174	Cherry	10 MS	Poor	P	
175	Austrian Pine	10	Fair	F	
176	Austrian Pine	12	Fair	F	
177	Austrian Pine	14	Fair	F	
178	Pin Oak	34	Good	G	Specimen
179	Austrian Pine	10	Fair	F	
180	Austrian Pine	13	Fair	F	
181	Austrian Pine	15	Fair	F	
182	Austrian Pine	14	Fair	F	
183	Pear	75 MS	Poor	P	
184	Austrian Pine	10	Fair	F	
185	Sib Elm	8	Fair	F	
186	Austrian Pine	18	Poor	P	
187	Ash	10	Fair	F	
188	Pear	76 MS	Fair	F	
189	Cherry	10	Poor	P	DEAD CONDITION - REMOVE
190	Mulberry	7	Fair	F	DEAD CONDITION - REMOVE
191	Pear	44	Good	G	DEAD CONDITION - REMOVE Specimen
192	Honey Locust	10	Fair	F	DEAD CONDITION - REMOVE
193	Crab	8	Fair	F	DEAD CONDITION - REMOVE

194	Crab	8	Fair	F	GOOD CONDITION - KEEP
195	Crab	6 MS	Fair	F	GOOD CONDITION - KEEP
196	Burr Oak	10	Good	G	DEAD CONDITION - REMOVE
197	Pear	48	Dead		TREE NOT EXISTING 4/6/2021
198	Pin Oak	10	Good	G	DEAD CONDITION - REMOVE
199	Pin Oak	26	Fair	F	FAIR CONDITION - KEEP
200	Pear	52	Fair	G	DEAD CONDITION - REMOVE
201	Pin Oak	26	Fair	G	FAIR CONDITION - KEEP
202	Pear	36 MS	Dead		DEAD CONDITION - REMOVE
203	Pin Oak	24	Good	G	FAIR CONDITION - KEEP
204	Black Cherry	6	Fair	F	DEAD CONDITION - REMOVE
205	Pear	52	Dead		DEAD CONDITION - REMOVE
206	Pin Oak	24	Good	G	GOOD CONDITION - KEEP
207	Pear	35	Poor	P	DEAD CONDITION - REMOVE
208	Pin Oak	7	Good	G	DEAD CONDITION - REMOVE
209	Pin Oak	26	Good	G	GOOD CONDITION - KEEP
210	Pear	42	Poor	P	DEAD CONDITION - REMOVE
211	Pin Oak	18	Fair	F	
212	Pear	46	Poor	P	
213	Apple	8	Dead		
214	Cherry	6	Poor	P	
215	Pear	68	Poor	P	
216	Pear	20	Good	G	
217	Pin Oak	26	Good	G	Y-Hor, branch
218	Black Cherry	26	Poor	P	
219	Cherry	24	Poor	P	
220	Norway Spruce	10	Fair	F	
221	Austrian Pine	12	Fair	F	
222	Norway Spruce	8	Poor	P	
223	Norway Spruce	12	Fair	F	
224	Siberian	12	Fair	F	
225	Austrian Pine	18	Fair	F	

226	Blue Spruce	12	Fair	F	
227	Blue Spruce	8	Fair	F	
228	Austrian Pine	16	Fair	F	
229	Austrian Pine	18	Fair	F	
230	Pear	20 MS	Poor	P	
231	Pear	20 MS	Poor	P	
232	Cherry	10	Dead		
233	Cherry	16	Poor	P	
234	Pear	16	Good	G	
235	Pear	16	Fair	F	
236	Burr Oak	8	Fair	F	
237	Burr Oak	8	Good	G	
238	Box Elder	6	Poor	[
239	Pear	10	Poor	[
240	Burr Oak	36	Good	G	
241	Burr Oak	8	Good	G	
242	Burr Oak	6	Good	G	
243	Apple	14 MS	Dead		
244	Burr Oak	12	Good	G	
245	Pear	12	Fair	F	
246	Cherry	16	Fair	F	
247	Pear	10	Fair	F	
248	Hawthorn	9 MS	Poor	P	
249	Linden	36 MS	Good	G	FAIR CONDITION - REMOVE
250	Linden	24 MS	Good	G	FAIR CONDITION - REMOVE
251	Linden	17 MS	Good	G	FAIR CONDITION - REMOVE
252	Linden	40 MS	Fair	F	FAIR CONDITION - KEEP
253	Burr Oak	12	Good	G	
254	Apple	10 MS	Good	G	
255	Apple	10 MS	Good	G	
256	Mulberry	12	Fair	F	FAIR CONDITION - REMOVE
257	Cherry	6	Fair	F	POOR CONDITION - REMOVE

258	Cherry	MS	Fair	F	POOR CONDITION - REMOVE
259	Cherry	MS 10	Poor	P	
260	Pear	42	Fair	F	
261	Cherry	11	Fair	F	
262	Cherry	6	Fair	F	
263	Cherry	12	Fair	F	
264	Norway Maple	10	Fair	F	
265	Burr Oak	18	Good	G	
266	White Oak	24	Good	G	
267	Box Elder	22	Fair	F	
268	White Oak	14	Good	G	
269	Apple	20 MS	Good	G	
270	Austrian Pine	14	Poor	P	
271	Austrian Pine	14	Fair	G	
272	Austrian Pine	14	Fair	G	
273	Austrian Pine	8	Poor	P	
274	Austrian Pine	16 MS	Fair	F	
275	Austrian Pine	14	Fair	F	
276	Austrian Pine	12	Fair	F	
277	Crab	16 MS	Fair	F	
278	Austrian Pine	8	Good	G	
279	Crab	14 MS	Fair	F	
280	Box Elder	12	Poor	P	
281	American Elm	10 MS	Fair	F	
282	Ash	10	Good	G	
283	Apple	8	Poor	P	
284	Ash	8	Good	G	
285	Apple	22	Poor	P	
286	Burr Oak	11	Fair	F	
287	Burr Oak	7	Fair	F	
288	Burr Oak	6	Fair	F	
289	Burr Oak	8	Fair	F	

290	Burr Oak	16 MS	Good	G
291	Burr Oak	12	Fair	F
292	Ash	28	Good	G
293	Box Elder	8	Fair	F
294	Pear	30 MS	Fair	F
295	Apple	14	Poor	P
296	American Elm	22	Dead	
297	Ash	12	Fair	F
298	Pear	24	Poor	P
299	Elm	6	Poor	P
300	Burr Oak	38	Good	G
301	Burr Oak	32	Good	G
302	Elm	14	Fair	F
303	Elm	6	Fair	F
304	Elm	8	Fair	F
305	Elm	9	Fair	F
306	Elm	14	Dead	
307	Elm	10	Fair	P
308	Elm	6	Fair	P
309	Elm	6	Fair	P
310	Pin Oak	12	Good	G
311	Pear	20	Good	G
312	Burr Oak	35	Good	G
313	Pear	10	Fair	F
314	Burr Oak	66	Good	G
315	Box Elder	6	Fair	F
316	Elm	6	Fair	F
317	Elm	18	Fair	F
318	Ash	18	Fair	F
319	Ash	26	Dead	
320	Elm	7	Fair	F
321	Elm	20 MS	Dead	

322	Elm	38	Dead		
323	Pear	14	Fair	F	
324	Ash	18	Fair	F	
325	Ash	28	Good	G	
326	Ash	8	Good	G	
327	Apple	14	Poor	P	
328	Ash	10 MS	Fair	F	
329	Apple	14	Poor	P	
330	Apple	22	Poor	P	
331	Walnut	6	Good	G	
332	Walnut	6	Good	G	
333	Cherry	6	Good	G	
334	Cherry	8	Fair	F	
335	Apple	18	Poor	P	
336	Apple	26 MS	Fair	F	
337	Ash	8	Good	G	
338	Apple	8 MS	Fair	F	
339	Apple	8	Fair	F	
340	Pear	36	Fair	F	Prune
341	Ash	8	Good	G	
342	Silver Maple	8 MS	Good	G	
343	Box Elder	28 MS	Fair	F	
344	Ash	8	Good	G	
345	Ash	10	Good	G	
346	Apple	8	Fair	F	
347	Ash	36	Fair	P	
348	Elm	7	Fair	F	
349	Ash	16	Fair	F	
350	Ash	20	Fair	F	
351	Ash	24	Good	G	
352	Box Elder	14	Fair	F	
353	Ash	28	Fair	G	

354	Elm	14	Fair	F	
355	Elm	7	Fair	F	
356	Elm	14	Fair	F	
357	Ash	30	Good	G	
358	Ash	28	Good	G	
359	Pear	30	Poor	P	
360	Ash	24	Good	G	
361	Black Walnut	10	Fair	F	
362	Ash	24	Good	G	
363	Apple	20	Fair	F	
364	Mulberry	6	Fair	F	
365	Apple	8	Fair	F	
366	Apple	10 MS	Good	G	
367	Crab	7 MS	Fair	F	
368	Mulberry	8	Fair	F	
369	Elm	8	Poor	P	
370	Pin Oak	12	Fair	F	
371	Elm	14	Dead		
372	Apple	16	Fair	F	
373	Cherry	6	Poor	P	
374	Apple	6	Good	G	
375	Cherry	7	Fair	F	
376	Cherry	11 MS	Fair	F	
377	Apple	6	Fair	F	
378	Silver Maple	6	Good	G	
379	Norway Maple	10	Good	G	
380	Mulberry	12 MS	Poor	P	
381	Apple	15 MS	Good	G	NOT EXISTING ON 4/6/2021
382	Burr Oak	34	Good	G	NOT EXISTING ON 4/6/2021
383	Cherry	12	Poor	P	DEAD CONDITION - REMOVE
384	Cherry	16 MS	Poor	P	DEAD CONDITION - REMOVE
385	Cherry	7	Poor	P	POOR CONDITION - REMOVE

386	Apple	28	Fair	F	TREE NOT EXISTING 4/6/2021
387	Burr Oak	24	Fair	F	
388	Burr Oak	18	Fair	F	
389	Burr Oak	60 MS	Fair	F	
390	Blue Spruce	6	Fair	F	
391	Blue Spruce	10	Fair	F	
392	Blue Spruce	10	Fair	F	
393	Blue Spruce	10	Fair	F	
394	Blue Spruce	10	Fair	F	
395	Blue Spruce	10	Fair	F	
396	Blue Spruce	10	Fair	F	
397	Blue Spruce	10	Fair	F	
398	Blue Spruce	10	Fair	F	
399	Blue Spruce	10	Fair	F	
400	Pin Oak	20	Fair	F	
401	Cherry	12	Dead		
402	Blue Spruce	12	Fair	F	
403	Blue Spruce	10	Fair	F	
404	Blue Spruce	12	Fair	F	
405	Blue Spruce	10	Fair	F	
406	Blue Spruce	10	Fair	F	
407	Blue Spruce	10	Fair	F	
408	Blue Spruce	14	Fair	F	
409	Blue Spruce	12	Fair	F	
410	Blue Spruce	10	Fair	F	
411	Blue Spruce	8	Fair	F	
412	Blue Spruce	10	Fair	F	
413	Blue Spruce	12	Fair	F	
414	Blue Spruce	12	Fair	F	
415	Blue Spruce	14	Fair	F	
416	Blue Spruce	10	Fair	F	
417	Blue Spruce	8	Fair	F	

418	Blue Spruce	8	Fair	F	
419	Blue Spruce	10	Fair	F	
420	Blue Spruce	14	Fair	F	
421	Blue Spruce	10	Fair	F	
422	Ash	44	Good	G	Cabled
423	Norway Spruce	14	Good	G	
424	Blue Spruce	12	Poor	P	
425	Blue Spruce	10	Poor	P	
426	Blue Spruce	10	Poor	P	
427	Blue Spruce	10	Poor	P	
428	Blue Spruce	6	Poor	P	
429	Blue Spruce	12	Poor	P	
430	Blue Spruce	10	Poor	P	
431	Blue Spruce	10	Poor	P	
432	Blue Spruce	10	Poor	P	
433	Blue Spruce	12	Poor	P	
434	Blue Spruce	12	Poor	P	
435	Blue Spruce	12	Poor	P	
436	Blue Spruce	10	Poor	P	
437	Blue Spruce	10	Poor	P	
438	Blue Spruce	10	Poor	P	
439	Norway Spruce	12	Good	G	
440	Norway Spruce	14	Good	G	
441	Silver Maple	14	Fair	F	
442	Crab	1	Fair	F	
443	Crab	MS	Fair	F	
444	Silver Maple	12	Fair	F	
445	Peach	10	Fair	F	
446	Walnut	10	Good	G	
447	Blue Spruce	12	Fair	F	
448	Blue Spruce	12	Fair	F	
449	Blue Spruce	10	Poor	P	

450	Blue Spruce	10	Poor	P
451	Burr Oak	30	Fair	F
452	Apple	8	Fair	F
453	Blue Spruce	8	Poor	F
454	Blue Spruce	8	Poor	F
455	Blue Spruce	12	Poor	F
456	Blue Spruce	8	Poor	F
457	Blue Spruce	10	Poor	F
458	Blue Spruce	14	Poor	F
459	Blue Spruce	10	Poor	F
460	Blue Spruce	6	Poor	F
461	Blue Spruce	10	Poor	F
462	Blue Spruce	10	Poor	F
463	Hickory Shag	24	Poor	F
464	Hickory Shag	6	Poor	F
465	Hickory Shag	12	Poor	F
466	Hickory Shag	10	Poor	F
467	Hickory Shag	7	Poor	F
468	Hickory Shag	8	Poor	F
469	Hickory Shag	8	Poor	F
470	Hickory Shag	8	Poor	F
471	Hickory Shag	6	Poor	F
472	Hickory Shag	18	Poor	F
473	Hickory Shag	10	Poor	F
474	Blue Spruce	8	Poor	F
475	Burr Oak	68 MS	Good	F
476	Burr Oak	24	Fair	P
477	Blue Spruce	12	Good	G
478	Crab	8	Fair	F
479	Burr Oak	30	Good	G
480	Norway Spruce	14	Good	G
481	Norway Spruce	7	Fair	F

482	Norway Spruce	7	Fair	F	
483	Norway Spruce	8	Fair	F	
484	Norway Spruce	10	Fair	F	
485	Norway Spruce	10	Fair	F	
486	Norway Spruce	20 MS	Good	G	POOR CONDITION - REMOVE
487	Norway Spruce	12	Fair	F	
488	Norway Spruce	10	Fair	F	
489	Norway Spruce	10	Fair	F	
490	Norway Spruce	10	Fair	F	
491	Norway Spruce	12	Fair	F	
492	Norway Spruce	10	Fair	F	
493	Norway Spruce	7	Fair	F	
494	Norway Spruce	7	Fair	F	
495	Norway Spruce	8	Fair	F	
496	Austrian Pine	24	Fair	F	
497	Norway Spruce	8	Fair	F	
498	Austrian Pine	10	Fair	F	
499	Austrian Pine	12	Fair	F	
500	Norway Spruce	11	Fair	F	
501	Norway Spruce				
502	Norway Spruce				
503	Norway Spruce				
504	Norway Spruce				
505	Norway Spruce				
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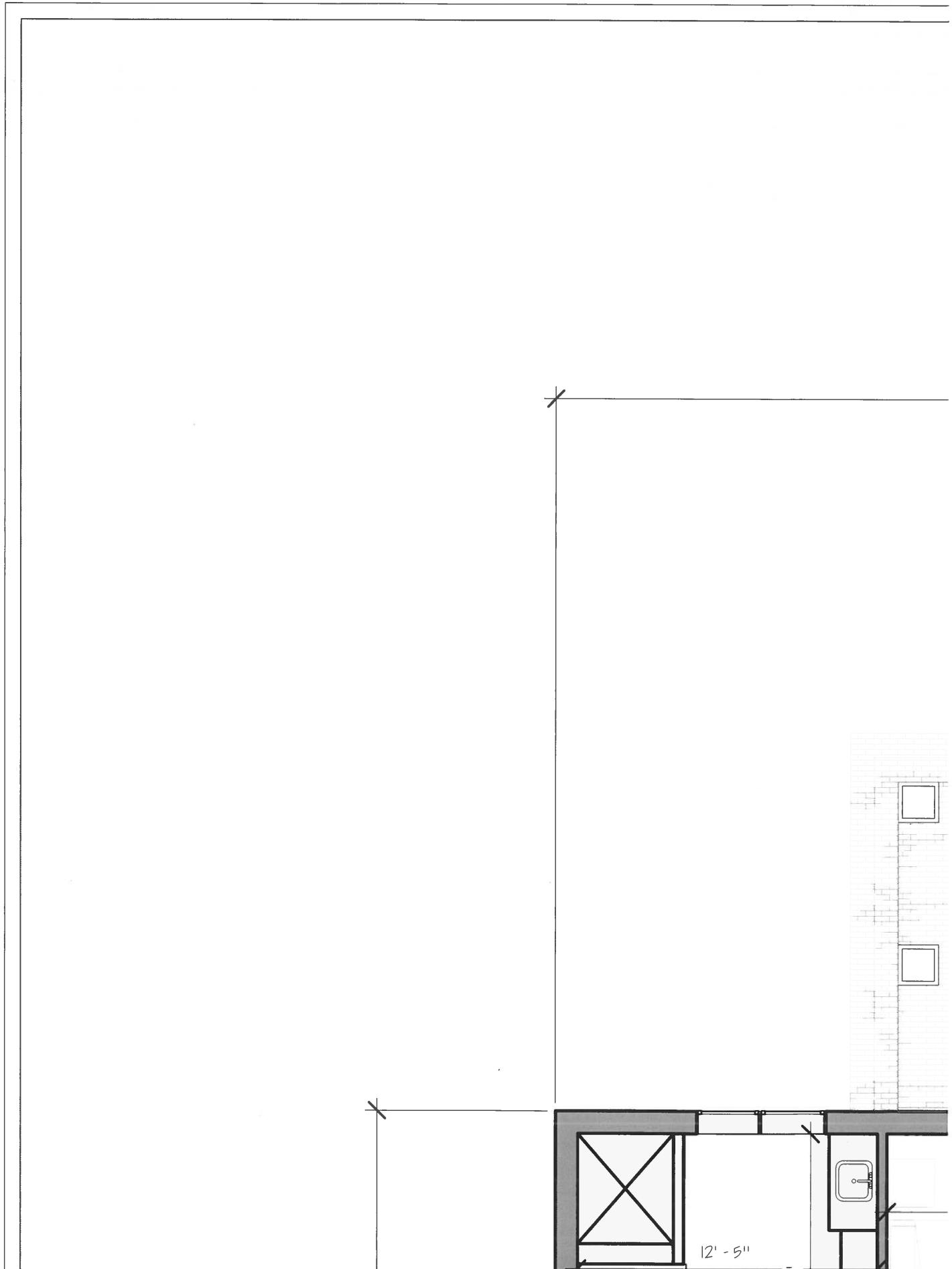
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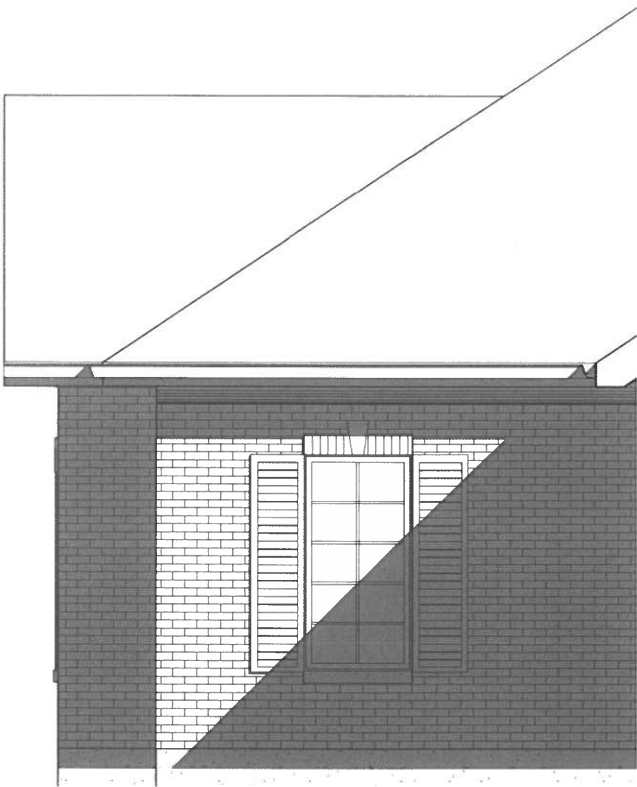
578					
579	Austrian Pine	8	Fair	F	
580	Norway Spruce	7	Fair	F	
581	Norway Spruce	10	Fair	F	
582	Shagbark Hickory	20	Fair	F	
583	Burr Oak	37	Good	G	Specimen
584	Crab	12 MS	Fair	F	
585	Crab	22	Good	G	Specimen
586	Burr Oak	33	Poor	P	
587	Sugar Maple	8	Good	G	
588	Sugar Maple	8	Good	G	
589	Sugar Maple	36	Good	F	Specimen
590	Apple	7	Fair	F	
591	Box Elder	22	Dead		
592	Cherry	32 MS	Fair	F	
593	Cherry	22	Poor	P	
594	Apple	10 MS	Fair	P	
595	Box Elder	22	Fair	P	
596	Pear	22 MS	Fair	P	
597	Pear	24	Fair	P	
598	Pear	16	Fair	P	
599	Pear	22	Fair	P	
600	Pear	24 MS	Fair	P	
601	Burr Oak	8	Fair	P	
602	Linden	8	Good	G	
603	Pear	12	Fair	F	
604	Linden	6	Good	G	
605	White Oak	36	Good	G	
606	Linden	24	Poor	P	
607	Pear	10	Fair	F	
608	Cherry	10 MS	Fair	F	
609	Pear	14	Fair	F	

610	Cherry	10 MS	Dead		
611	Cherry	16	Dead		
612	Cherry	10	Fair	F	
613	Cherry	8	Fair	F	
614	Burr Oak	10	Good	G	
615	Apple	8 MS	Poor	P	
616	Pear	12 MS	Fair	F	
617	Pear	14	Poor	P	
618	Mulberry	9 MS	Dead		
619	Apple	14	Dead		
620	Burr Oak	8	Good	G	
621	Norway Maple	10	Dead		
622	Burr Oak	6	Good	G	
623	Cherry	10	Dead		
624	Apple	12 MS	Fair	F	
625	Burr Oak	8	Good	G	
626	Cherry	6	Poor	P	
627	Norway Maple	10	Good	G	
628	Burr Oak - Linden	10	Good	G	
629	Linden	14 MS	Good	G	
630	Linden	14	Good	G	
631	Pear	16 MS	Fair	F	
632	Pear	12	Fair	F	
633	Blue Spruce	12	Fair	F	KEEP HALF OF TREE THAT IS ALIVE
634	Blue Spruce	14	Fair	F	POOR CONDITION - REMOVE
635	Blue Spruce	10	Fair	F	
636	Blue Spruce	10	Fair	F	
637	Blue Spruce	10	Fair	F	
638	Blue Spruce	10	Fair	F	
639	Blue Spruce	10	Fair	F	
640	Blue Spruce	10	Fair	F	
641	Blue Spruce	12	Fair	F	

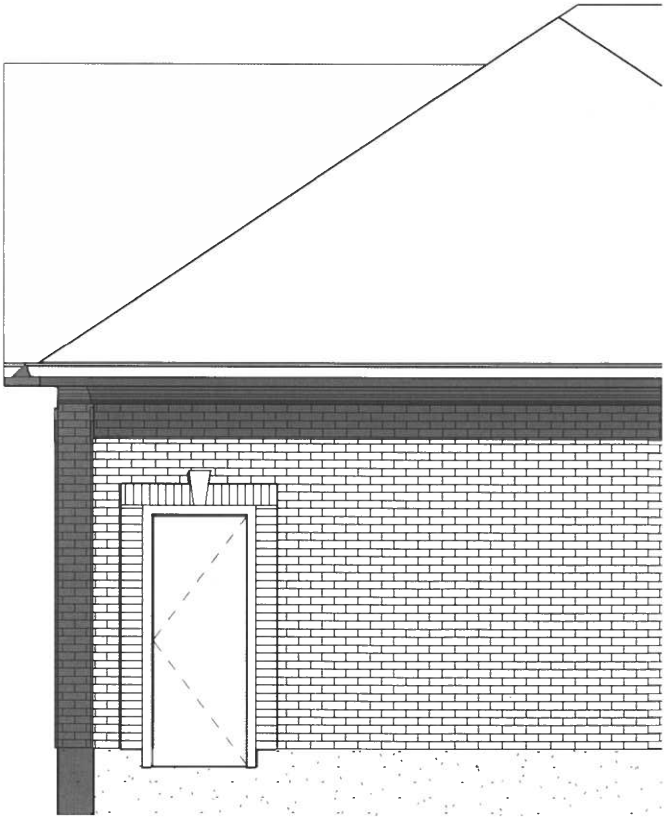
642	Blue Spruce	14	Fair	F
643	Blue Spruce	10	Fair	F
644	Blue Spruce	10	Fair	F
645	Blue Spruce	14	Fair	F
646	Blue Spruce	12	Fair	F
647	Blue Spruce	12	Fair	F
648	Blue Spruce	12	Fair	F
649	Blue Spruce	12	Fair	F
650	Blue Spruce	12	Fair	F
651	Burr Oak	34	Fair	F
652	Burr Oak	38	Good	G
653	Burr Oak	42	Fair	F
654	Burr Oak	46	Fair	F
655	White Birch	22	Fair	F
656	Norway Spruce	16	Good	G
657	Burr Oak	38	Fair	F
658	Norway Spruce	20	Good	G
659	Norway Spruce	19	Good	G
660	Norway Spruce	22	Good	G
661	Norway Spruce	22	Good	G
662	Norway Spruce	14	Good	G
663	Norway Spruce	18	Good	G
664	Burr Oak	36	Good	G
665	Crab	10 MS	Fair	F
666	Mulberry	12 MS	Fair	F
667	Cherry	7	Fair	F
668	Cherry	10 MS	Good	G
669	Cherry	6	Poor	P
670	Cherry	6	Poor	P
671	Cherry	8	Poor	P
672	Cherry	8	Poor	P
673	Crab	8 MS	Fair	F

674	Mulberry	8	Fair	F	
675	Mulberry	8	Fair	F	
676	Norway Spruce	18	Fair	F	
677	Norway Spruce	14	Fair	F	
678	Silver Maple	36	Fair	F	
679	Ash	22	Fair	F	Bad lean
680	Burr Oak	36	Good	G	Some Prune
681	Crab	10 MS	Fair	F	
682	Crab	10 MS	Fair	F	
683	Crab	12 MS	Fair	F	
684	Crab	10 MS	Fair	F	
685	Crab	14 MS	Fair	F	
686	Crab	14 MS	Fair	F	
687	Norway Spruce	18	Fair	F	
688	Norway Spruce	12	Fair	F	
689	Norway Spruce	12	Fair	F	
690	Norway Spruce	10	Fair	F	
691	Norway Spruce	7	Fair	F	
692	Norway Spruce	8	Poor	P	
693	Norway Spruce	6	Poor	P	
694	Norway Spruce	12	Fair	F	
695	Apple	24 MS	Fair	F	
696	Norway Spruce	10	Fair	F	
697	Norway Spruce	12	Fair	F	
698	Norway Spruce	16	Fair	F	
699	Norway Spruce	14	Fair	F	
700	Norway Spruce	12	Fair	F	
701	Norway Spruce	20	Fair	F	
702	Norway Spruce	20	Fair	F	
703	Norway Spruce	16	Fair	F	
704	Norway Spruce	24	Fair	F	
705	Norway Spruce	12	Fair	F	





① South
3/16" = 1'-0"



① North
3/16" = 1'-0"

BENCHMARK

Anthony Pecoraro <anthony@benchmarkdvp.com>

Fw: Steeple View Estates of LG Request to be on March 9 agenda/Question about need to get approval

2 messages

Renee Clark <reneeclark@atproperties.com>
To: anthony@benchmarkdvp.com

Thu, Mar 4, 2021 at 8:29 AM

Hi Anthony,
This is the response we received from Jim Hogue at the Village.
Thank you,
Renee

Renée Clark | Broker**@properties****Click [here](#) to search the MLS and pre-market listings!**<https://www.zillow.com/profile/reneeclarkrealestate/#reviews><https://player.vimeo.com/video/518219626?autoplay=1>*CNE, SFR, GRI**Certified Negotiation Expert*

508 S. Northwest Hwy

Barrington, IL 60010

847.612.0027

reneeclark@atproperties.com

*Five Star Award Recipient**2020, 2019, 2018, 2017, 2016, 2015, 2014*

Renee Clark

— H O M E S —

Stop looking, [start finding@](#)
atproperties.com

From: James Hogue <jhogue@longgroveil.gov>**Sent:** Wednesday, March 3, 2021 4:57 PM**To:** Renee Clark <reneeclark@atproperties.com>**Subject:** RE: Steeple View Estates of LG Request to be on March 9 agenda/Question about need to get approval

Hi Renee,

Approval is needed via Village Board resolution for consideration of amendments to the building lines in Steepleview Estates; no public hearing or amendment to the PUD approval ordinance is required for this action to occur however (See attached).

I would like more information on what is being proposed so the Village Board can make an informed decision in approving any resolution for modification.

Although the boundaries of the building box could be altered it appears the building box is being expanded; not just a reconfigured.

Per the recoded plat, the building box is approximately 12, 190 sq. ft. in size.

Building boxes were a consideration (by the PCZBA) with regard to final plat approval as note below, and in particular as it related to tree preservation;

“Re-draw the building boxes on the plat to be no greater in size than what was previously submitted (i.e. building boxes to be drawn with the boundaries of the set-backs as submitted) with a priority being given to the tree preservation in the reconfiguration of the building boxes”

Building boxes were substantially reduced on the revised (and approved) final plat; building boxes also establish the setbacks which is typical for a PUD.

All structures are to be placed within the building box, which is also typical for PUD (again see attached); setbacks may not confirm to the requirements of the underlying zoning district and are often negotiated in a PUD request. .

Stormwater is a concern, wetland preservation was also an issue with this approval; not sure if the alteration impacts any of this or not; I have contacted the Village Engineer regarding any stormwater issues.

If a private septic will service the property, septic placement may also be a consideration.

Impacts to existing trees per the tree preservation ordinance and in particular protected tree species is a concern as was so with the PUD approval.

I suggest putting a written proposal together which addresses at a minimum, stormwater impacts, tree preservation impacts and well and septic placement on-site for staff review and Village Board consideration at a future meeting date.

If approved some documentation, such a plat amending the building box would be needed to document and memorialize the change.

I don't see March 9th as being a realistic date for consideration of this matter.

Alternatively, working within the parameters of the existing approval and “building box” is your path of least resistance in obtaining building permits for construction on this property.

AC review of the proposed elevations for the structure will also be required per the PUD approval ordinance.

JIM

From: Renee Clark <reneeclark@atproperties.com>

Sent: Wednesday, March 3, 2021 11:23 AM

To: James Hogue <jhogue@longgroveil.gov>

Cc: Bill Jacob <bill.jacob@longgroveil.gov>

Subject: Steeple View Estates of LG Request to be on March 9 agenda/Question about need to get approval

Dear Jim,

I hope this note finds you well, and that you remained safe and healthy during these past 12 months.

I reached out to Chuck Nora last week, and Bill Jacobs this morning to talk about whether or not approval is needed by the Village Board for the following proposed home for 1145 (Lot 7) Steeple View Estates. Bill suggested that I reach out to you.

The prospective buyer for this property would like to adjust the building box so that his ranch home fits into this lot. There is no change of setbacks, no adjustment to the septic, and the square footage is well within the allowable 12000 square foot box (the proposed residence is approximately 4000 sf.). Please see the attached drawing.

Does this change require any type of Village Board approval, or is it just a matter of the HOA approving the change? In my view, the building boxes are to provide an idea of where the house could go to be within the setback requirements. Therefore, this should not require approval from Long Grove Village as long as the setbacks are maintained and the health department approval regarding location of the home in relation to the septic is intact. Is this correct?

If this project does require Village approval, we would like to get this done as soon as possible, and appear before the Board on March 9.

Please call me today if possible to discuss@ 847.612.0027.

Thank you in advance for your help.

Sincerely,
Renee Clark

Renée Clark | Broker

@properties

Click [here](#) to search the MLS and pre-market listings!

<https://www.zillow.com/profile/reneeclarkrealestate/#reviews>

<https://player.vimeo.com/video/518219626?autoplay=1>

CNE, SFR, GRI

Certified Negotiation Expert

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Renee Clark

— H O M E S —

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 **Steeple View - Lot 7.pdf**
184K

Anthony Pecoraro <anthony@benchmarkdvp.com> Thu, Mar 4, 2021 at 8:49 AM
To: Anthony Mulé <anthony.usarealestate@gmail.com>, Joe Lazzara <jlazzara95@gmail.com>

Hi team,

As I suspected there was not enough information provided to be placed on the March 9th board meeting. The city has provided their initial feedback below.

This will require engaging an engineer.

Joe I am on the road but will be available anytime to talk today. Let me know if you have a few minutes to chat.

AP
[Quoted text hidden]

Anthony Pecoraro,

Benchmark Developers
725 E. Dundee Road, Suite 206
Arlington Heights, IL 60004
Main Office: (847) 865-8080 x200
Cell: (847) 910-8764
Anthony@benchmarkdvp.com

4/5/2021

Benchmark Developers, Inc. Mail - Fw: Steeple View Estates of LG Request to be on March 9 agenda/Question about need to get approval

www.benchmarkdvp.com

sent from my iPhone



Steeple View - Lot 7.pdf

184K

LOT 3
45,943 SQ FT.±
1.0547 ACRES±

122.78'
30' BUILDING LINE
S 00°17'40" E 262.14'

20' DRAINAGE EASEMENT
30' BUILDING LINE

LOT 4
38,232 SQ FT.±
0.8777 ACRES±

50' BUILDING LINE
99.87'
30' BUILDING LINE
N 07°40'17" W 210.06'

10' DRAINAGE EASEMENT
30' BUILDING LINE

LOT 5
38,769 SQ FT.±
0.8900 ACRES±

40' BUILDING LINE
N 79°02'34" E 20'
N 04° E 102.94'

STEEPLE

60' WIDE PRIVATE DRAINAGE AND UTILITY EASEMENT
R=297.00' A=141.37'
30' P.T.
20.00'
8.77'
N 89°42'20" E 156.67'
145.44'
R=40'
R=35'
R=80'
R=25'
R=25'

LOT 7
49,859 SQ FT.±
1.1446 ACRES±

40' BUILDING LINE
30' BUILDING LINE
52.60' BUILDING LINE
S 89°42'20" W 93.33'
7.5'
15' DRAINAGE EASEMENT
S 00°17'40" E 259.00'
7.5'
5' DRAINAGE EASEMENT
228.34'
S 89°42'20" W 853.44'=M.
20' UTILITY EASEMENT
56.80'

Approved "Building Box" Configuration

WLY EXTENSION OF THE
NORTHERLY LINE OF LONG
GROVE COUNTRY CLUB
ESTATES UNIT #4

SOUTH LINE OF THE NORTH 1020' OF THE
W. 1/2 OF THE S.W. 1/4 OF SECTION 30-43-11

John A. Raber & Associates, Inc.

4310-G W. Crystal Lake Road
McHenry, IL 60050
Phone (815) 344-4020

<< Invoice >>

MIKE RAWLINGS
HERITAGE LAND CONSULTANTS, LLC
758 RIDGEVIEW DRIVE
MCHENRY IL 60050-

Service Site:
LOT 7 - 1145 STEEPLE VIEW DR.
LONG GROVE

Date: 3/31/2021
Invoice #: 21-008E-20C
Terms: Net 30

Service Date	Description	Amount Due
3/31/2021	Soil Suitabilty-Lake	\$500.00

Client:

Total	\$500.00
Amount Paid	\$0.00
Balance Due	\$500.00

Comments:

<< THANK YOU >>

YOUR BUSINESS IS ALWAYS APPRECIATED!

----- PLEASE DETACH LOWER PORTION AND INCLUDE WITH REMITTANCE -----

Please Remit Payment to:

John A. Raber & Associates, Inc.
4310-G W. Crystal Lake Road
McHenry IL 60050

Inv. #: 21-008E-20C
Date Due 4/30/2021
Balance Due: \$500.00



March 31, 2021

Mike Rawlings
Heritage Land Consultants, LLC.
758 Ridgeview Drive
McHenry, IL. 60050

RE: Lot 7 Steeple View Est., 1145 Steeple View Dr., Long Grove

Dear Mr. Rawlings:

The soil analysis for septic suitability on the above referenced property has been completed.

Four (4) borings were made at the proposed septic location.

The slope at Boring #1 was 2%, Boring #2, 2%, Boring #3, 3% and Boring #4, 3%.

Depth to seasonally high water table was 17 inches at Boring #1, 17 inches at Boring #2, 27 inches at Boring #3 and 22 inches at Boring #4.

This is the depth at which the fluctuating water table reaches during the wettest season of the year.

Depth to limiting permeability was 23 inches at Boring #1, 37 inches at Boring #2, 39 inches at Boring #3 and 29 inches at Boring #4.

The soil profiles taken by John A. Raber & Assoc., Inc., indicate only the soil characteristics present in the area reviewed at the time it was made. These soil profile descriptions are intended solely to permit evaluation by an engineer or local governmental authority to determine the suitability of the site for construction of an on-site wastewater disposal system. John A. Raber & Assoc. Inc. does not evaluate the suitability of the soils and makes no representation as to the suitability of the site.

Sincerely,

JOHN A. RABER & ASSOC., INC.

Bruce J. Houghtby, C.P.S.S./S.C.
Soil Scientist/Classifier

jms
enc.

LOCATION: Lot 7 Steeple View Est., 0145 Steeple View Dr., Long Grove, IL 60077 PEN# 15-30-301-025 TOWNSHIP: Vernon COUNTY: Lake

NEW CONSTRUCTION: REPAIR: PROPERTY ALTERATION: COUNTY: Lake FILE # 820-21

BORING # 1 SOIL SERIES: Elliot OBSERVED WATER: None SOIL RESOURCE GROUP: C

DEPTH TO SEASONALLY HIGH WATERTABLE: 17" DEPTH TO LIMITING LOADING RATE: 23" ASPECT/SLOPE: E 2%

HORIZON	DEPTH	DMNT. COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-6	10yr3/3			2 vfsbk	sil	Friable		.40	
Bt1	6-17	10yr4/6		m 10yr4/4cf	2 f&m sbk	sicl	Friable		.40	
Bt2	17-23	10yr4/6	c2 10yr4/2		1 csbk	sicl	Friable		.20	
C	23-60	10yr5/4	m3 10yr5/2		massive	sicl	Firm		.00	

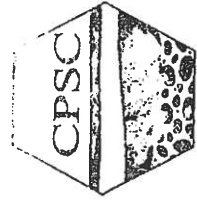
INTERNAL DRAINAGE: Somewhat Poorly DEPTH OF COMPACTED LAYERS: None

BORING # 2 SOIL SERIES: Barrington OBSERVED WATER: None SOIL RESOURCE GROUP: B

DEPTH TO SEASONALLY HIGH WATERTABLE: 17" DEPTH TO LIMITING LOADING RATE: 37" ASPECT/SLOPE: E 2%

HORIZON	DEPTH	DMNT. COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-11	10yr3/2			2 vfsbk	sil	Friable		.50	
Bt1	11-17	10yr4/6		m 10yr4/4cf	2 f&m sbk	sicl	Friable		.50	
Bt2	17-27	10yr4/6	c2 10yr5/2	e 10yr4/2cf	2 csbk	sicl	Friable		.50	
Bw	27-37	10yr5/6	c3 10yr6/2		1 fpr	cl	Friable		.30	
C	37-60	10yr5/4	m3 10yr6/2		massive	sicl	Firm		.00	

INTERNAL DRAINAGE: Somewhat Poorly DEPTH OF COMPACTED LAYERS: None



JOHN A. RABER & ASSOCIATES, INC.
 4310-G CRYSTAL LAKE ROAD
 MCHENRY, ILLINOIS 60050
 (815) 344-4020
 TEST DATE: 3/31/2021

Bruce J. Houghtby

Bruce J. Houghtby, C.P.S.S./S.C.
 ARCPACS No. 1530
 ISCA No. 51

BORING # 3 SOIL SERIES: Barrington OBSERVED WATER: None SOIL RESOURCE GROUP: B

DEPTH TO SEASONALLY HIGH WATERTABLE: 27" DEPTH TO LIMITING LOADING RATE: 39" ASPECT/SLOPE: E 3%

HORIZON	DEPTH	DMNT COLOR	REDON	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-12	10yr3/2			2 vfsbk	sil	Friable		.50	
Bt1	12-18	10yr4/6		m 10yr4/4cf	2 fsbk	sicl	Friable		.50	
Bt2	18-27	10yr5/6		c 10yr4/6cf	2 msbk	cl	Friable		.50	
Bw	27-39	10yr5/6	c2 10yr6/2		1 csbk	cl	Friable		.30	
C	39-60	10yr5/6	c3 10yr6/2		massive	I	Friable		.00	

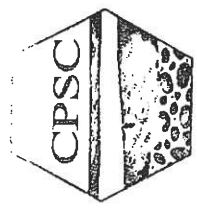
INTERNAL DRAINAGE: Somewhat Poorly DEPTH OF COMPACTED LAYERS: None

BORING # 4 SOIL SERIES: Morley OBSERVED WATER: None SOIL RESOURCE GROUP: C

DEPTH TO SEASONALLY HIGH WATERTABLE: 22" DEPTH TO LIMITING LOADING RATE: 29" ASPECT/SLOPE: SE 3%

HORIZON	DEPTH	DMNT COLOR	REDON	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-8	10yr3/3			2 vfsbk	sil	Friable		.40	
Bt1	8-22	10yr4/6		m 10yr4/4cf	2 f&msbk	sicl	Friable		.40	
Bt2	22-29	10yr4/6	c2 10yr4/2		2 csbk	sicl	Friable		.20	
C	29-60	10yr5/4	m3 10yr5/2		massive	sicl	Firm		.00	

INTERNAL DRAINAGE: Somewhat Poorly DEPTH OF COMPACTED LAYERS: None



Certified Professional
Soil Classifier
BRUCE HOUGHTBY
01530

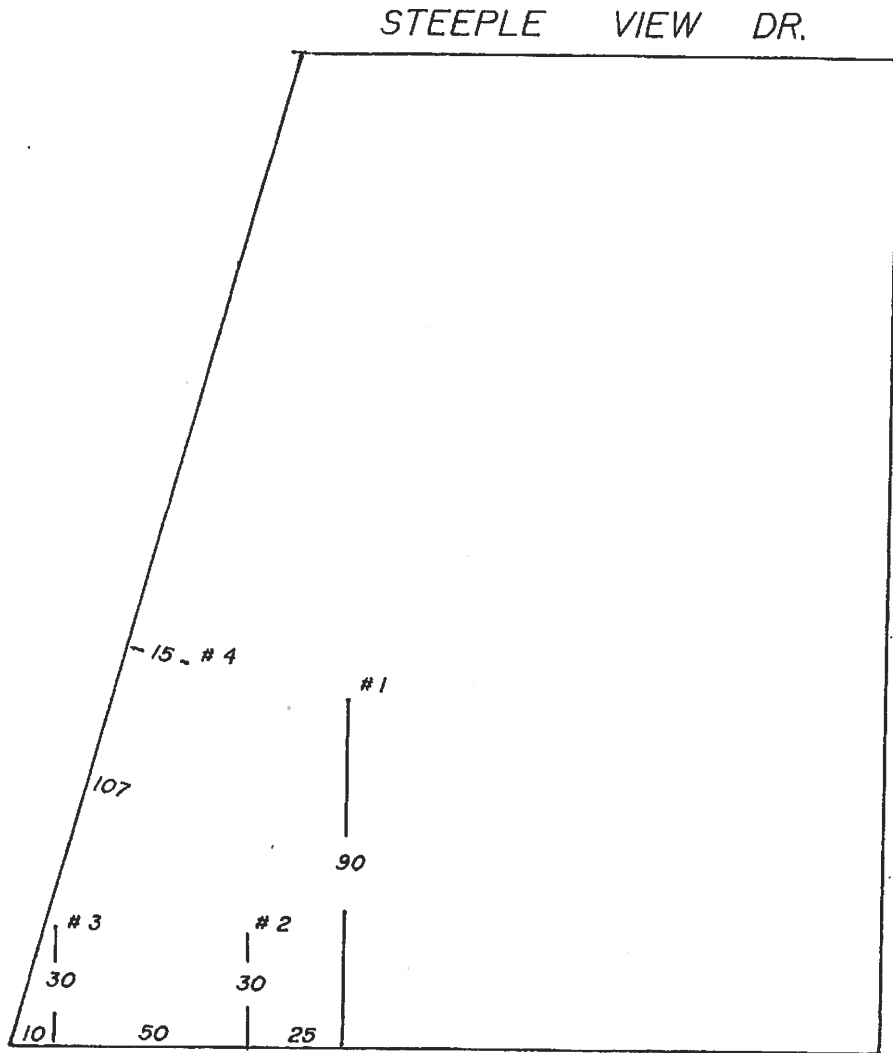
Bruce J. Houghtby

Bruce J. Houghtby, C.P.S.S./S.C.
ARCPACS No. 1530
ISCA No. 51

JOHN A. RABER & ASSOCIATES, INC.
4310-G CRYSTAL LAKE ROAD
MCHENRY, ILLINOIS 60050
(815) 344-4020

TEST DATE: 3/31/2021

LOT 7 STEEPLE VIEW EST.
1145 STEEPLE VIEW DRIVE
LONG GROVE
VERNON TOWNSHIP
15-30-301-025



JOHN A. RABER & ASSOC. INC.
4310-G CRYSTAL LAKE ROAD
McHENRY, IL. 60050
815-344-4020
soils@johnraber.com

PREPARED BY BRUCE J. HOUGHTBY
CERTIFIED PROFESSIONAL
SOIL SCIENTIST/SOIL CLASSIFIER
SSSA No. 01530 ISCA No. 51

----- Forwarded message -----

From: Copenhaver, Tom S. <TCopenhaver@lakecountyiil.gov>

Date: Fri, Apr 9, 2021 at 1:51 PM

Subject: FW: 1145 Steeple View Long Grove - Lot 7

To: Anthony Pecoraro <anthony@benchmarkdvp.com>

CC: John Ullrich <jjullrich@gmail.com>, Joe Lazzara <jlazzara95@gmail.com>

Anthony,

The soil test indicates the proposed septic field on the site plan is suitable for the system proposed. The system shown is an at-grade system. Due to the soils, an aerobic treatment unit would be needed. The reserve septic field is not shown but needs to be on the final design. All applicable setback distances apply. Please contact Heritage for final design requirements.

Regards,

Tom

Tom Copenhaver, LEHP, CPSS

Environmental Health Program Coordinator

Onsite Wastewater and Water Wells

Lake County Health Department and Community Health Center

O: (847) 984-5008 | M: (847) 309-9749

E: tcopenhaver@lakecountyiil.gov | health.lakecountyiil.gov

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Urban Forest Management, Inc.

April 12, 2021

Mr. James Hogue
Village Planner
Village of Long Grove
3110 Old McHenry Road
Long Grove, IL 60047

RE: 1145 Steeple View Drive
New Single Family Residence

Dear Jim,

I reviewed the existing site conditions and Concept Plan by Heritage Land Consultants, LLC, dated 3-15-21, for a new single family residence at 1145 Steeple View Drive. The following are my observations and recommendations.

1. There are several trees listed as dead on the inventory listing that are not dead (tree #198 is shown as dead but is in fair condition). Some are in poor condition, but not dead (tree #'s 200, 202, 384). Others have been misidentified by species (tree #633 is shown as a 12" blue spruce, it is actually a 28" bur oak; tree # 486 shown as a 20" multi-stem Norway spruce and it is actually a pear) and none have had their sizes updated from the original inventory listing from 2007.
2. There is an untagged 12", 12" black walnut in fair/good condition located near tree #381 that has not been shown on the plan or inventory listing, as well as an untagged 8" black cherry in fair condition near tree #258. These trees are considered protected trees by the ordinance requirements and will require mitigation.
3. The concept plans do not show any tree protection/silt fencing or proposed grading and utilities. The inventory listing shows tree #'s 194, 195, 199, 201, 203, 206, 209, 252 and 633 being preserved but several of these will have their critical root zones significantly impacted by the septic field and driveway. Tree #'s 633 and 252 are located right on the edge of the driveway. Excavating for the driveway right next to the trunk will sever structural roots and make these trees hazardous. Several of these trees are protected trees and mitigation will be required if they are significantly impacted.

The applicant should submit a site development plan that shows the construction envelope with tree protection/silt fencing located at the limits of disturbance, existing/proposed grades and any proposed utilities. Once these plans have been submitted, I will be able to determine the mitigation requirements for the protected trees being impacted and/or removed for this development.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn
Senior Forester