

Barbara Olejniczak
400 E. Diane Drive
Palatine, IL 60074
224.542.9100
barbara.olejniczak@op-legal.com

March 11, 2022

Taylor Wegrzyn, AICP
Planner
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

Re: Septic/Building Envelope Modification
1143 Steeple View, Long Grove (Lot 8) (“**Property**”)

Dear Taylor,

Further to our meeting March 4, 2022, we request zoning relief in the form of a septic and building envelope modification, with a slight decrease to the building area from 10,755 sq.ft to 10,748 sq.ft. In short, we would like to:

1. Flip the location of the septic field from the Northwest corner to the Southeast corner of the Property; and
2. Move the Building Envelope North by 20’ and West by 15’ (to accommodate the proposed location of the septic field), retaining the building area of approximately 10,755 sq.ft.

Please find attached the following documents in support of our request:

1. Plan Commission Zoning Board of Appeals General Zoning Application (Completed and signed);
2. Plat of Survey showing existing conditions;
3. Proposed Site Plan with the location and dimensions of the proposed 4 bedroom at grade septic system and well in large format;
4. A Proposed Site Plan consisting of a Tree Survey with an overlay of existing and proposed building envelope and the proposed building box (in large and smaller format);
5. E-mail from Tom Copenhaver, from the Lake County Health Department indicating preliminary approval of the proposed septic location;
6. Soil analysis completed by William R. Kreznor on December 22, 2021.
7. Tree survey (small handwritten format) with Tree List, and a larger digital printout of the Tree survey.

We justify these modifications for three main reasons:

1. The original septic field located in the Northwest corner of the Property endangered the survival of three (3) protected burr oaks, Tag # 103, 104 and 105, already in fair and poor health, not to mention the removal of many more unprotected trees. An arborist, from Davey Tree Expert Company, indicated that the roots of burr oaks grow near the surface. Any disruption of the area in the vicinity of the trunks of these trees would jeopardize the health of the trees and would certainly lead to their decline.
2. The proposed house would have windows looking out in that direction, towards the remainder of the Steeple View subdivision. A berm would detract from that view.
3. The new location of the proposed septic field, based on soil tests and engineering designs, requires the building envelope to be moved 20' north and 15' west from its original location, to accommodate the septic field and 20' setbacks from the septic field to foundations. The newly proposed building envelope allows retention of many more trees than the original building envelope.

I summarize the changes to the Building Envelope below by showing a comparison of existing and proposed setbacks. The building area, as mentioned has slightly decreased from the existing area by 7 sq.ft.

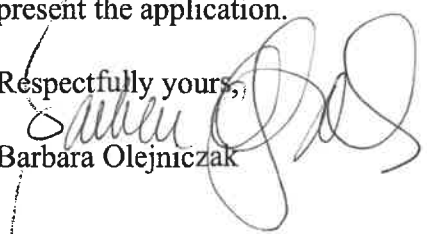
	Existing Lot 8	Proposed Lot 8	PUD
Front Yard	40'	40'	40'(typical)
Side Yard	78'	63'	30' (typical)
Side Yard			
Rear Yard	40'	60'	30' (typical)

The Property contains very many trees, fifty of which have been tagged, in the most recent tree survey from January 2022. The new location of the Building Envelope retains a great many of these trees. Unfortunately, the construction of the newly proposed septic field requires the removal of one protected tree, a black cherry tree (#139) and an unprotected pin oak (#138) and mulberry tree (#133), both of an 11" diameter, however, that's a much smaller loss than those which would be lost with the existing septic location.

Should you have any questions or comments, please don't hesitate to call me at 224.542.9100 or write: Barbara.olejniczak@op-legal.com.

I hope the Board can find this request reasonable and approve our proposed modification. We would hope to present to the Board at the closest meeting, which I understand is on March 22, 2022. Joe Muran, my architect, whose details are in the application, will attend the meeting and present the application.

Respectfully yours,


Barbara Olejniczak



3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 Applicant Name: BARBARA OLEJNICZAK

Address: 400 E. DIANE DRIVE, PALATINE, IL 60074

Telephone Number: 224.542.9100 E-mail Address: barbara.olejniczak@op-legal.com

Fax number: N/A

Applicant's Interest in Property: OWNER

1.2 Owner (if different from Applicant).

Name: _____

Address: _____

Telephone Number: _____ E-mail Address: _____

Fax number: _____

1.3 Property.

Address of Property: 1143 STEEPLE VIEW DRIVE

Legal Description: Please attach Parcel Index Number(s): 15-30-301-026

Present Zoning Classification R2 Size of Property (in acres) 1.38

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: No:

If yes, please identify the ordinance or other document granting such zoning relief: 2008-0-26
Approved 11.11.2008

Describe the nature of the zoning relief granted: 1) change septic area
2) reconfigure building envelope

Present use of Property:

Residential X Commercial _____ Office _____ Open Space _____ Vacant _____

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	<u>R2 PUD</u>	<u>Residential</u>
South:	<u>R2 / OS-R</u>	<u>Residential / Golf Course</u>
East:	<u>R2</u>	<u>Residential</u>
West:	<u>R2</u>	<u>Residential</u>

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes _____ No X

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

- Appeal
- Code Interpretation ** Building line modification*
- Variation
- Special Use Permit (non-PUD)
- Zoning Map Amendment (rezoning)
- Zoning Code Text Amendment
- Preliminary PUD Plat
- Final PUD Plat

1.6 Supplemental Information (General):**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:

- the total lot area of the lot, in acres and in square feet; and
 - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
 - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

1.7 Supplemental Information (per specific request):

_____ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"

_____ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"

_____ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"

_____ Zoning Code Text Amendment: See Form "D"

_____ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"

_____ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the

building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: <u>JOE MURAN</u>	Name: <u>MIKE RAWLINGS</u>
Professional: <u>ARCHITECT</u>	Professional: <u>LAND SURVEYOR</u>
Address: _____	Address: <u>1 815-344-3252</u>
Telephone: <u>847-477-5194</u>	Telephone: <u>HERITAGE LAND CONSULTANTS</u>
E-mail: <u>MURAN.ARCHITECTS@GMAIL.COM</u>	E-mail: <u>MIKE@HERITAGELANDCONSULTANTS.COM</u>

Name: <u>WILLIAM KREZNOR</u>	Name: _____
Professional: <u>SOIL SCIENTIST</u>	Professional: _____
Address: <u>904 POWERS ROAD; WOODSTOCK, IL</u>	Address: _____
Telephone: <u>815-338-2362</u>	Telephone: _____
E-mail: <u>WKREZNOR@WRKSOILTESTING.COM</u>	E-mail: _____

1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No: X

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

1.10 Successive Applications (5-11-9).

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).

_____ Fully completed Application with applicable supplementary information	
_____ Non-refundable Filing Fee.	Amount: \$ _____
_____ Planning Filing Fees.	Amount: \$ _____
_____ Minimum Professional Fee/deposit Escrow.	Amount \$ _____

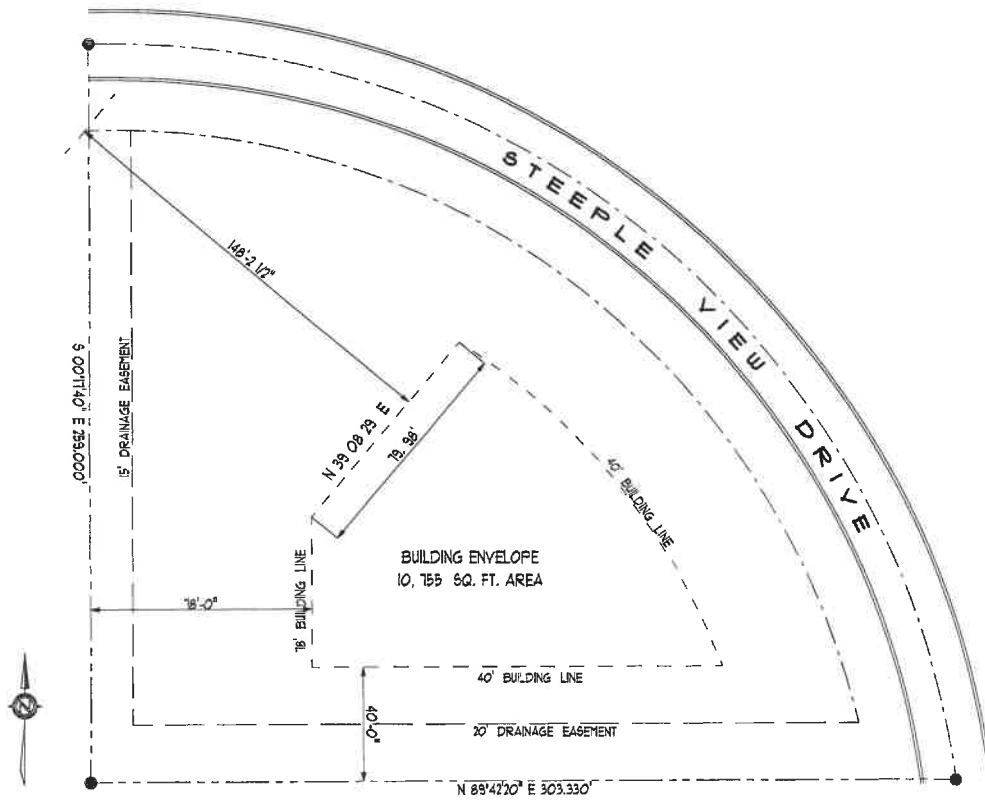
3.0 Certifications. The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 **The Owner, Applicant, and/or designated representative is required to be present during the meeting.**

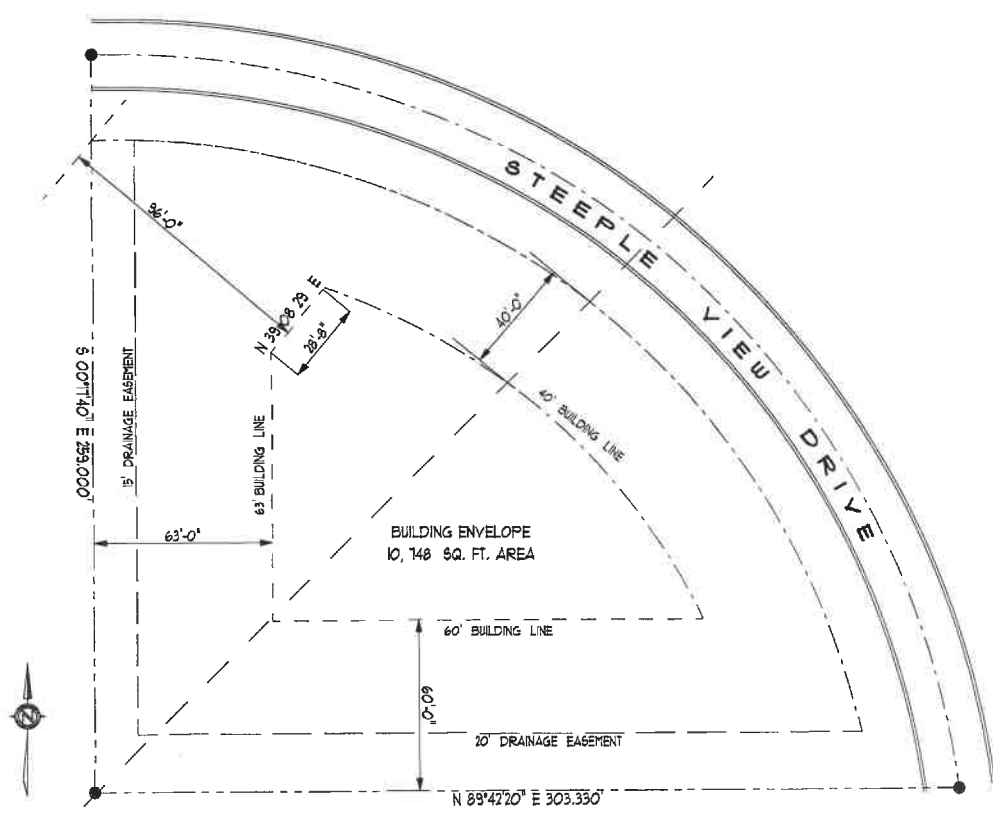
<u>BARBARA OLENICZAK</u>		_____	
Name of Owner		Name of Applicant	
<u>[Signature]</u>	<u>MARCH 11, 2022</u>	_____	_____
Signature of Owner	Date	Signature of Applicant	Date



EXISTING BUILDING ENVELOPE LAYOUT

(1" = 20') 03-07-2022

LOT 8
 STEEPLE VIEW ESTATES
 LONG GROVE, IL



PROPOSED BUILDING ENVELOPE LAYOUT

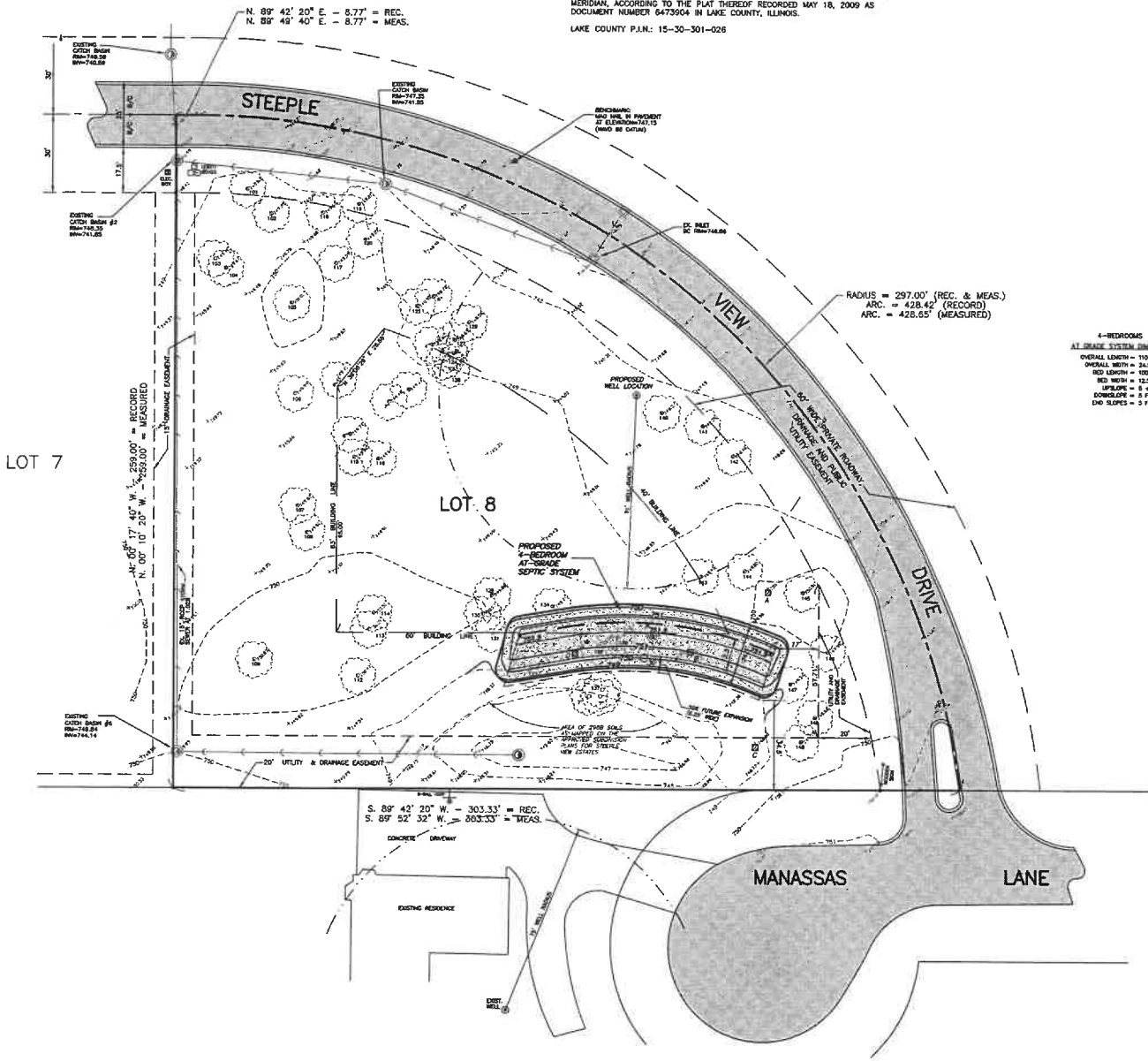
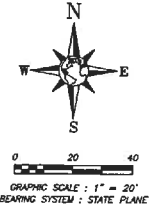
(1" = 20') 03-07-2022

LOT B
 STEEPLE VIEW ESTATES
 LONG GROVE, IL

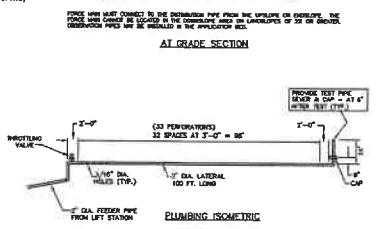
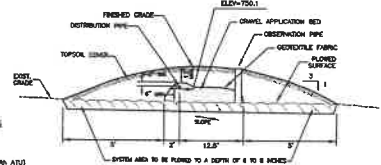
LEGAL DESCRIPTION:

LOT 8 IN STEEPLE VIEW ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2009 AS DOCUMENT NUMBER 6473904 IN LAKE COUNTY, ILLINOIS.

LAKE COUNTY P.L.N.: 15-30-301-026



4-BEDROOM
AT-GRADE SYSTEM DIMENSIONS
OVERALL LENGTH = 110 FT.
OVERALL WIDTH = 24.5 FT.
BED LENGTH = 100 FT.
BED WIDTH = 12.5 FT. (MIN. ARI)
UPRISE = 8 x 2 FT.
DOWNSLOPE = 5 FT.
D&S SLOPE = 3 FT.



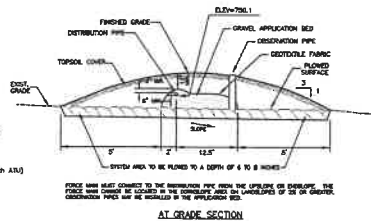
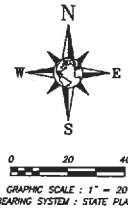
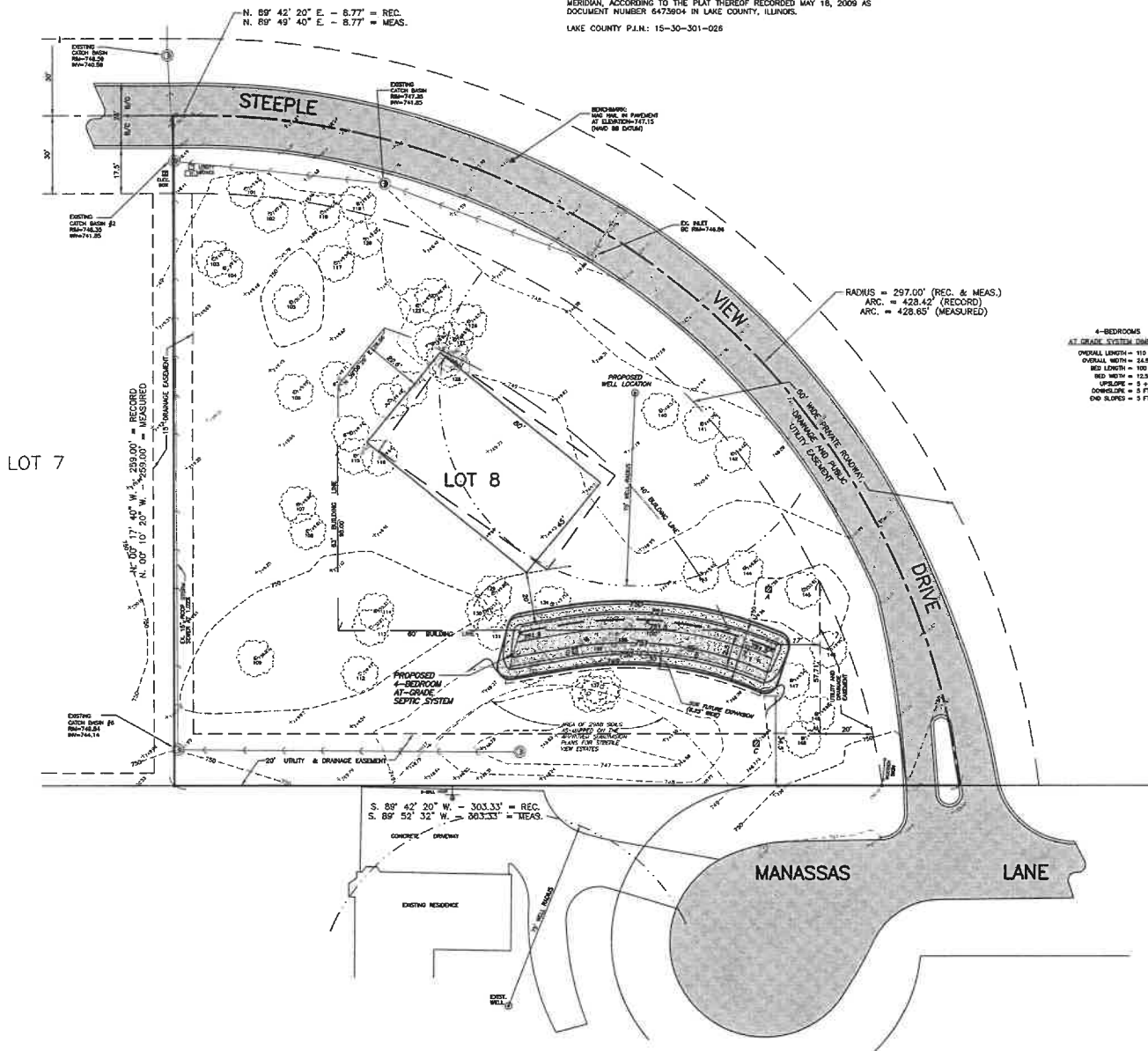
NEW SEPTIC LOCATION & NEW BUILDING ENVELOPE LOT 8 IN STEEPLE VIEW ESTATES		
PREPARED FOR: SYBENA OLANCZAK	SCALE: 1" = 20"	REVISIONS
DATE: 3-9-2022	DATE OF FIELD WORK: 2-22-2022	
DRAWN BY: MR	CHECKED BY: JW	
SITE ADDRESS: 1143 STEEPLE VIEW DRIVE LONG GROVE, ILLINOIS	JOB NO. 2022-027 SEP-ENV	SHEET NUMBER 1/1



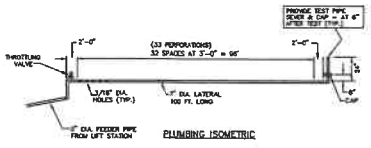
LEGAL DESCRIPTION:

LOT 8 IN STEEPLE VIEW ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2009 AS DOCUMENT NUMBER 6473904 IN LAKE COUNTY, ILLINOIS.

LAKE COUNTY P.L.N.: 15-30-301-026

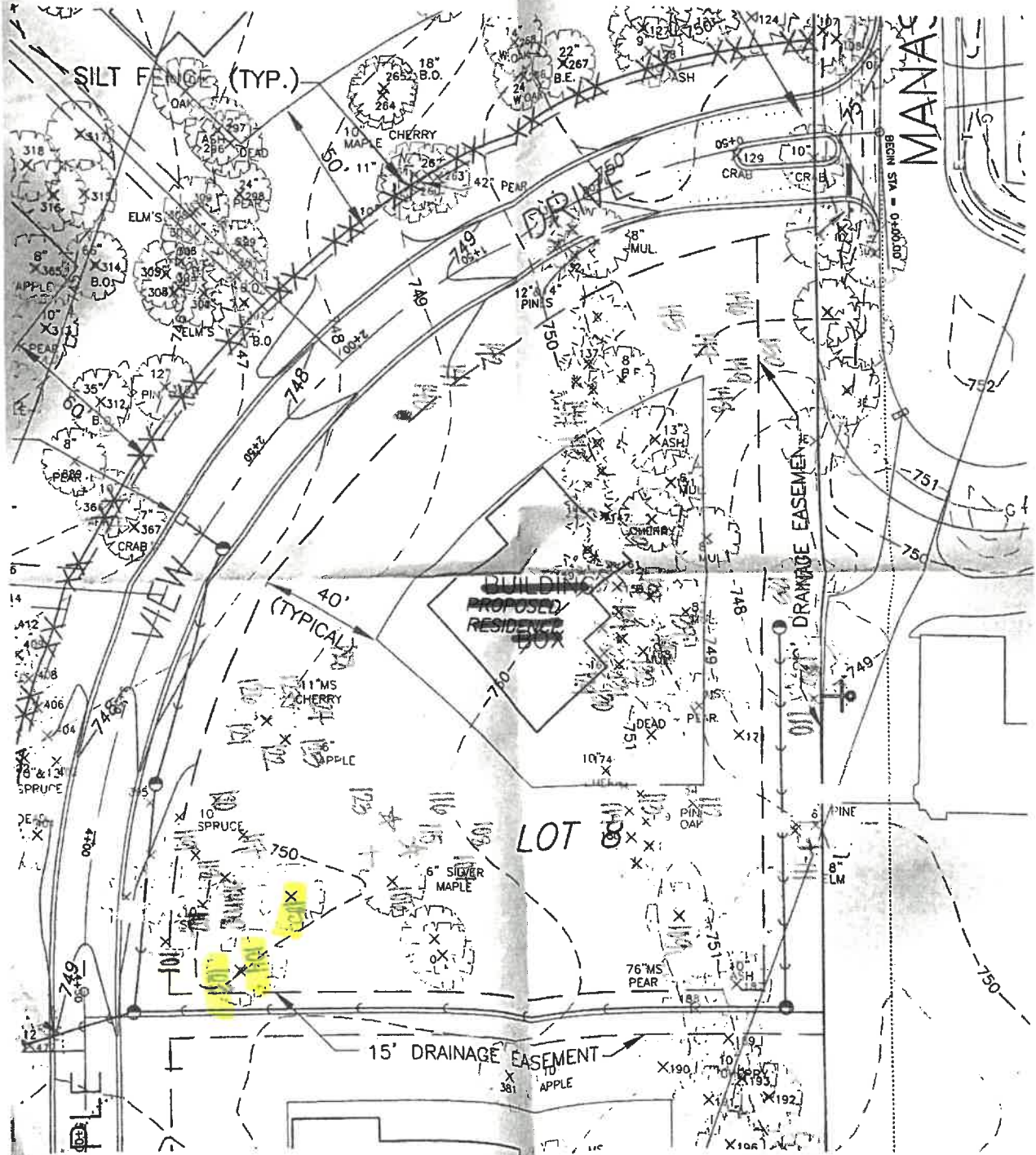


4-BEDROOMS
AT-GRADE SYSTEM DIMENSIONS
OVERALL LENGTH = 110 FT.
OVERALL WIDTH = 24.5 FT.
BED LENGTH = 100 FT.
BED WIDTH = 12.5 FT. (4th BED)
UPSLOPE = 2 + 2 FT.
DOWNSLOPE = 5 FT.
GRID SLOPED = 5 FT.



NEW SEPTIC LOCATION & NEW BUILDING ENVELOPE LOT 8 IN STEEPLE VIEW ESTATES		
PREPARED FOR: EMSHA OLEFINZAK	SCALE: 1" = 20'	REVISIONS
DATE: 3-9-2022		
DATE OF FIELD WORK: 3-25-2022		
SITE ADDRESS: 1145 STEEPLE VIEW DRIVE LONG BEACH, ILLINOIS	DRAWN BY: MR	
	CHECKED BY: JW	
	JOB NO. 2022-027 SEP-ENV	SHEET NUMBER 1/1





* * * * * existing pile woodchips
 * small straight hickory
 • lot 9 sign
 + dead ash

1" = 20'

Scanned with CamScanner

EXISTING/OLD BUILDING ENVELOPE IS SHOWN HERE SO.

Tag #	Species	Diameter	Rating	Notes
101	Spruce	12"	Poor	
102	Spruce	8"	Poor	
103	Bur oak	21"	Fair	
104	Bur oak	19"	Poor	
105	Bur oak	37"	Poor	
106	Silver maple	11"	Good	
107	Pear	10"	Fair	
108	Silver maple	8"	Good	
109	Pear	19"/31"	Poor	Multi-stem
110	Crabapple	12"	Fair	
111	Black cherry	7.5"	Fair	
112	Pin oak	34"	Good	
113	Austrian pine	15"	Poor	
114	Austrian pine	10"	Fair	
115	Pin oak	10"	Fair	
116	Pin oak	9"	Fair	
117	Spruce	6"	Poor	
118	Spruce	8"	Poor	
119	Spruce	12"	Poor	
120	Spruce	10"	Dead	
121	Black cherry	9"	Good	
122	Crabapple	9"	Fair	
123	Pin oak	10"	Fair	
124	Pin oak	8"	Fair	
125	Pin oak		Fair	
126	Pin oak	11"	Fair	
127	Pin oak	10.5"	Fair	
128	Pin oak	8"	Fair	
129	Austrian pine	17"	Poor	
130	Austrian pine	21"	Fair	
131	Mulberry	16"	Fair	
132	Crabapple	8"	Good	
133	Mulberry	11"	Poor	
134	Austrian pine	14"	Poor	
135	Osage orange	32"	Good	
136	White poplar	21"	Good	
137	Mulberry	10"	Fair	
138	Pin oak	11"	Good	
139	Black cherry	32"	Fair	
140	Pin oak	11"	Good	
141	Pin oak	12"	Good	

Scale

- Dead** Tree is no longer living
- Poor** Tree is decline; may not be recoverable
- Fair** Tree is alive; requires care
- Good** Tree is healthy
- Excellent** Tree is specimen for the species

142	Pin oak	8"	Good	
143	Austrian pine	8"	Fair	
144	Austrian pine	14"	Fair	
145	Pin oak	48"	Good	
146	Walnut	8"	Good	
147	Pin oak	11"	Good	
148	Pin oak	11"	Good	
149	Pin oak	8"	Good	
150	Pin oak	13"	Good	

LAKE COUNTY SOIL TEST REPORT for ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) SUITABILITY

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road

Woodstock, Illinois 60098

Telephone: 815-236-5633

wkreznor@wrksoiltesting.com

NAME: Barbara Olejniczak

JOB NO.: SSI-LA21027

ADDRESS: 400 Diane Drive Palatine, IL 60074

TELEPHONE: 224-542-9100

TEST DATE: 12-22-2021

PROPERTY LOCATION: Lot 8, Steeple View Estates; part of SW ¼ Sec. 30, T. 43N., R. 11E.; Village of Long Grove;
 vacant @ No. 1143 Steeple View Drive

PIN: 15-30-301-026

 NEW CONSTRUCTION REPAIR / REPLACEMENT PROPERTY ALTERATIONSAMPLE NO.: A SLOPE (%) / ASPECT: 1-2 / N SOIL RESOURCE GROUP¹: C

PARENT MATERIAL: 11" silty sediments over water-worked silty clay loam glacial till

SOIL CLASSIFICATION and MAP SYMBOL: Oxyaquic Hapludalfs; fine (Ozaukee 530A)

ESTIMATED DEPTH to SEASONAL HIGH GROUNDWATER TABLE (in): 29

DEPTH to OBSERVED GROUNDWATER (in): None to 60

DEPTH to (in) and NATURE of LIMITING LAYER: 29: seasonal high groundwater

SOIL DESCRIPTION and ESTIMATED LOADING RATE²:

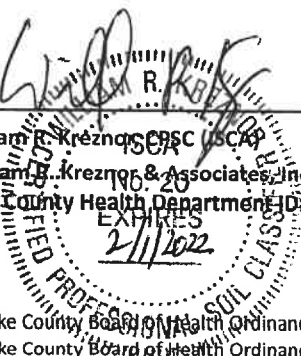
A	0-6"	Very dark gray (10YR 3/1) silty clay loam having a low clay content; moderate very fine subangular blocky structure parting to moderate medium granular; friable; 0.50 .
BA	6-11"	Brown (10YR 4/3) silty clay loam having a low clay content; moderate very fine subangular blocky structure; friable; common very dark grayish brown (10YR 3/2) organic coatings; 0.50 .
2Bt1	11-16"	Dark yellowish brown (10YR 4/4) silty clay loam; moderate fine and medium subangular blocky structure; friable; common brown (10YR 4/3) clay coatings; 0.40 .
2Bt2	16-26"	Dark yellowish brown (10YR 4/4) silty clay loam having a high clay content; common yellowish brown (10YR 5/6) redox concentrations; weak fine prismatic structure parting to moderate fine and medium subangular blocky; friable; common brown (10YR 4/3) clay coatings; 0.40 .
2Bt3	26-32"	Dark yellowish brown (10YR 4/4) silty clay loam having a high clay content; common yellowish brown (10YR 5/6) redox concentrations; common grayish brown (10YR 5/2) redox depletions beginning at a depth of 29"; moderate medium prismatic structure; friable; common brown (10YR 4/3) clay coatings; 0.40 .
2BC	32-42"	Light olive brown (2.5Y 5/4) silty clay loam; common yellowish brown (10YR 5/6) redox concentrations; common gray (2.5Y 5/1) redox depletions; weak medium and coarse subangular blocky structure; friable; 0.20 .
2C	42-60"	Light olive brown (2.5Y 5/4) stratified loam, sandy loam, and silty clay loam; common yellowish brown (10YR 5/6) redox concentrations; common gray (2.5Y 5/1) redox depletions; massive; friable; 0.00 .

SAMPLE METHOD: Soil core; soil described by B. Mueller and W. Kreznor

REMARKS: The test area is on the sideslope and footslope of a gently sloping plain. Sample No. A is in the higher part of this area on the sideslope.

SOIL CLASSIFIER: _____

William R. Kreznor, CPSC (USCAP)
 William R. Kreznor & Associates, Inc.
 Lake County Health Department ID# 4032976001



¹ Article V, Table B.1 of the Lake County Board of Health Ordinance, 12 November 2013

² Article V, Table B.2 of the Lake County Board of Health Ordinance, 12 November 2013

LAKE COUNTY SOIL TEST REPORT for ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) SUITABILITY

**WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS**

904 Powers Road Woodstock, Illinois 60098 Telephone: 815-236-5633 wkreznor@wrksoiltesting.com

NAME: Barbara Olejniczak **JOB NO.:** SSI-LA21027
ADDRESS: 400 Diane Drive Palatine, IL 60074
TELEPHONE: 224-542-9100 **TEST DATE:** 12-22-2021

PROPERTY LOCATION: Lot 8, Steeple View Estates; part of SW ¼ Sec. 30, T. 43N., R. 11E.; Village of Long Grove; vacant @ No. 1143 Steeple View Drive
PIN: 15-30-301-026

NEW CONSTRUCTION **REPAIR / REPLACEMENT** **PROPERTY ALTERATION**

SAMPLE NO.: B **SLOPE (%) / ASPECT:** 2-4 / SW **SOIL RESOURCE GROUP¹:** C
PARENT MATERIAL: Water-worked silty clay loam glacial till
SOIL CLASSIFICATION and MAP SYMBOL: Aquic Argiudolls; fine (Elliott 146B)
ESTIMATED DEPTH to SEASONAL HIGH GROUNDWATER TABLE (in): 21
DEPTH to OBSERVED GROUNDWATER (in): None to 60
DEPTH to (in) and NATURE of LIMITING LAYER: 21: seasonal high groundwater
SOIL DESCRIPTION and ESTIMATED LOADING RATE²:

- A 0-14" Black (10YR 2/1) silty clay loam; moderate very fine subangular blocky structure parting to moderate medium granular; friable; **0.40**.
- Bt1 14-21" Dark yellowish brown (10YR 4/4) silty clay loam; common yellowish brown (10YR 5/6) redox concentrations; moderate fine and medium subangular blocky structure; friable; common brown (10YR 4/3) clay coatings; **0.40**.
- Bt2 21-31" Dark yellowish brown (10YR 4/4) silty clay loam having a high clay content; common yellowish brown (10YR 5/6) redox concentrations; common grayish brown (10YR 5/2) redox depletions; weak medium prismatic structure parting to moderate medium subangular blocky; friable; common brown (10YR 4/3) clay coatings; **0.40**.
- BC 31-45" Dark yellowish brown (10YR 3/6) and yellowish brown (10YR 5/4) stratified silty clay loam, clay loam, and sandy loam; common yellowish brown (10YR 5/6 and 5/8) redox concentrations; common gray (10YR 5/1) redox depletions; weak medium and coarse subangular blocky structure; friable; **0.20**.
- C 45-60" Dark yellowish brown (10YR 3/6) and light olive brown (2.5Y 5/4) stratified silty clay loam, clay loam, and loam; many yellowish brown (10YR 5/6 and 5/8) redox concentrations; common gray (10YR 5/1) redox depletions; massive; friable; **0.00**.

SAMPLE METHOD: Soil core; soil described by B. Mueller and W. Kreznor

REMARKS: Sample No. B is intermediate in elevation among the sample sites on the upper part of the sideslope.

SOIL CLASSIFIER: _____

William R. Kreznor
 William R. Kreznor, CPSC (ISCA)
 William R. Kreznor & Associates, Inc.
 Lake County Health Department ID# 4032976001
 EXPIRES 2/1/2022
 REGISTERED PROFESSIONAL SOIL CLASSIFIER

¹ Article V, Table B.1 of the Lake County Board of Health Ordinance, 12 November 2013
² Article V, Table B.2 of the Lake County Board of Health Ordinance, 12 November 2013

LAKE COUNTY SOIL TEST REPORT for ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) SUITABILITY

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road

Woodstock, Illinois 60098

Telephone: 815-236-5633

wkreznor@wrksoiltesting.com

NAME: Barbara Olejniczak

ADDRESS: 400 Diane Drive

Palatine, IL 60074

TELEPHONE: 224-542-9100

JOB NO.: SSI-LA21027

TEST DATE: 12-22-2021

PROPERTY LOCATION: Lot 8, Steeple View Estates; part of SW ¼ Sec. 30, T. 43N., R. 11E.; Village of Long Grove; vacant @ No. 1143 Steeple View Drive

PIN: 15-30-301-026

NEW CONSTRUCTION

REPAIR / REPLACEMENT

PROPERTY ALTERATION

SAMPLE NO.: C SLOPE (%) / ASPECT: 2-4 / W SOIL RESOURCE GROUP¹: B/C (Assigned by Soil Classifier)

PARENT MATERIAL: 35" loamy sediments over silty clay loam glacial till

SOIL CLASSIFICATION and MAP SYMBOL: Aquollic Hapludalfs; fine-loamy (Andres taxadjunct 293B)

ESTIMATED DEPTH to SEASONAL HIGH GROUNDWATER TABLE (in): 18

DEPTH to OBSERVED GROUNDWATER (in): None to 60

DEPTH to (in) and NATURE of LIMITING LAYER: 18: seasonal high groundwater

SOIL DESCRIPTION and ESTIMATED LOADING RATE²:

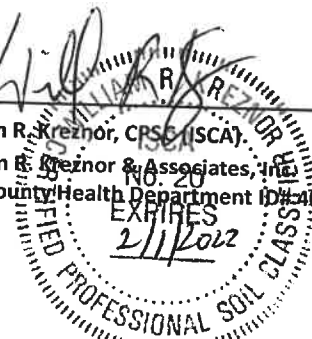
- A 0-7" Very dark gray (10YR 3/1) silty clay loam; moderate very fine subangular blocky structure parting to moderate medium granular; friable; **0.50**.
- Bt1 7-18" Dark yellowish brown (10YR 4/4) silty clay loam having a high sand content; common yellowish brown (10YR 5/6) redox concentrations; moderate fine and medium subangular blocky structure; friable; common brown (10YR 4/3) clay coatings; **0.50**.
- Bt2 18-25" Olive brown (2.5Y 4/4) silty clay loam having a high sand content; common yellowish brown (10YR 5/6) redox concentrations; common gray (10YR 5/1) redox depletions; moderate medium subangular blocky structure; friable; common brown (10YR 4/3) clay coatings; **0.50**.
- BC 25-35" Light olive brown (2.5Y 5/4) and yellowish brown (10YR 5/6) stratified very fine sandy loam, silt loam, and silty clay loam; common yellowish brown (10YR 5/8) redox concentrations; common gray (10YR 5/1) redox depletions; weak medium subangular blocky structure; friable; **0.30**.
- 2Cd 35-60" Light olive brown (2.5Y 5/4) silty clay loam; many yellowish brown (10YR 5/6 and 5/8) redox concentrations; common gray (2.5Y 5/1) redox depletions; massive; very firm; **0.00**.

SAMPLE METHOD: Soil core; soil described by B. Mueller and W. Kreznor

REMARKS: Sample No. C is in the lower part of the test area on the footslope.

SOIL CLASSIFIER: _____

William R. Kreznor, CPSC (ISCA)
William R. Kreznor & Associates, Inc.
Lake County Health Department ID# 1032976001



¹ Article V, Table B.1 of the Lake County Board of Health Ordinance, 12 November 2013

² Article V, Table B.2 of the Lake County Board of Health Ordinance, 12 November 2013

LAKE COUNTY SOIL TEST REPORT for ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) SUITABILITY

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road

Woodstock, Illinois 60098

Telephone: 815-236-5633

wkreznor@wrksoiltesting.com

NAME: Barbara Olejniczak

ADDRESS: 400 Diane Drive

Palatine, IL 60074

TELEPHONE: 224-542-9100

JOB NO.: SSI-LA21027

TEST DATE: 12-22-2021

PROPERTY LOCATION: Lot 8, Steeple View Estates; part of SW ¼ Sec. 30, T. 43N., R. 11E.; Village of Long Grove;
vacant @ No. 1143 Steeple View Drive

PIN: 15-30-301-026

NEW CONSTRUCTION

REPAIR / REPLACEMENT

PROPERTY ALTERATION

SAMPLE NO.: D SLOPE (%) / ASPECT: 3-4 / N SOIL RESOURCE GROUP¹: C

PARENT MATERIAL: Silty clay loam glacial till

SOIL CLASSIFICATION and MAP SYMBOL: Aquic Argiudolls; fine (Elliott 146B)

ESTIMATED DEPTH to SEASONAL HIGH GROUNDWATER TABLE (in): 20

DEPTH to OBSERVED GROUNDWATER (in): None to 60

DEPTH to (in) and NATURE of LIMITING LAYER: 20: seasonal high groundwater

SOIL DESCRIPTION and ESTIMATED LOADING RATE²:

- A 0-14" Black (10YR 2/1) silty clay loam; moderate very fine subangular blocky structure parting to moderate medium granular; friable; **0.40**.
- Bt1 14-20" Olive brown (2.5Y 4/4) silty clay loam having a high sand content; common yellowish brown (10YR 5/6) redox concentrations; moderate fine and medium subangular blocky structure; friable; common olive brown (2.5Y 4/3) clay coatings; **0.40**.
- Bt2 20-28" Olive brown (2.5Y 4/4) silty clay loam having a high clay content; common yellowish brown (10YR 5/6 and 5/8) redox concentrations; common gray (2.5Y 5/1) redox depletions; weak fine prismatic structure parting to moderate fine angular blocky; friable; common dark grayish brown (2.5Y 4/2) clay coatings; **0.40**.
- BC 28-40" Light olive brown (2.5Y 5/3) silty clay loam; many yellowish brown (10YR 5/6 and 5/8) redox concentrations; common gray (2.5Y 5/1) redox depletions; weak medium prismatic structure; firm; **0.20**.
- Cd 40-60" Light olive brown (2.5Y 5/4 and 5/3) silty clay loam; many yellowish brown (10YR 5/6 and 5/8) redox concentrations; common gray (2.5Y 5/1) redox depletions; massive; very firm; **0.00**.

SAMPLE METHOD: Soil core; soil described by B. Mueller and W. Kreznor

REMARKS: Sample No. D is slightly higher than Sample No. C on the lower part of the sideslope.

SOIL CLASSIFIER: _____

William R. Kreznor

William R. Kreznor, CPSC (NSCA)
 William R. Kreznor & Associates, Inc.
 Lake County Health Department, DE 4032976001

EXPIRES 2/1/2022

REGISTERED PROFESSIONAL SOIL CLASSIFIER

¹ Article V, Table B.1 of the Lake County Board of Health Ordinance, 12 November 2013
² Article V, Table B.2 of the Lake County Board of Health Ordinance, 12 November 2013

LAKE COUNTY SOIL TEST REPORT for ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) SUITABILITY

WILLIAM R. KREZTOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS
 904 Powers Road Woodstock, Illinois 60098 Telephone: 815-236-5633

wkreztor@wrksoiltesting.com

NAME: Barbara Olejniczak
ADDRESS: 400 Diane Drive Palatine, IL 60074
TELEPHONE: 224-542-9100

JOB NO.: SSI-LA21027

TEST DATE: 02-23-1998

PROPERTY LOCATION: Lot 8, Steeple View Estates; part of SW ¼ Sec. 30, T. 43N., R. 11E.; Village of Long Grove; vacant @ No. 1143 Steeple View Drive
PIN: 15-30-301-026

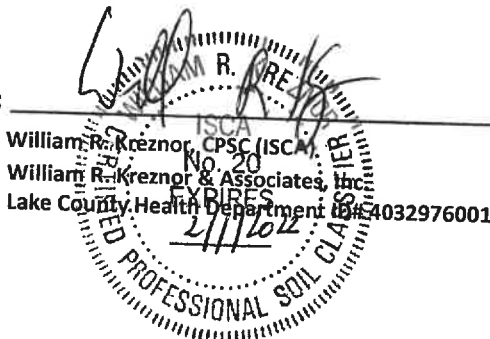
NEW CONSTRUCTION **REPAIR / REPLACEMENT** **PROPERTY ALTERATION**

SAMPLE NO.: 30 **SLOPE (%) / ASPECT:** 3-4 / N **SOIL RESOURCE GROUP¹:** B
PARENT MATERIAL: 17" silty sediments over loamy and sandy glacial drift
SOIL CLASSIFICATION and MAP SYMBOL: Oxyaquic Hapludalfs; fine-silty (Zurich 696B)
ESTIMATED DEPTH to SEASONAL HIGH GROUNDWATER TABLE (in): 27
DEPTH to OBSERVED GROUNDWATER (in): None to 60
DEPTH to (in) and NATURE of LIMITING LAYER: 27: seasonal high groundwater
SOIL DESCRIPTION and ESTIMATED LOADING RATE²:

- A 0-5" Dark brown (10YR 3/3) silt loam; moderate medium granular structure; friable; **0.50**.
- Bt1 5-17" Dark yellowish brown (10YR 4/4) silty clay loam; common yellowish brown (10YR 5/6) redox concentrations; moderate fine and medium subangular blocky structure; friable; **0.50**.
- 2Bt2 17-27" Dark yellowish brown (10YR 4/4) clay loam; common yellowish brown (10YR 5/6) redox concentrations; moderate medium subangular blocky structure; friable; **0.50**.
- 2BC 27-36" Yellowish brown (10YR 5/4) stratified loam and sandy loam; common yellowish brown (10YR 5/6) redox concentrations; common light brownish gray (10YR 6/2) redox depletions; weak medium subangular blocky structure; friable and very friable; **0.50**.
- 2C 36-60" Yellowish brown (10YR 5/4) stratified loam, loamy fine sand, and silt loam; common yellowish brown (10YR 5/6) redox concentrations; common gray (10YR 6/1) and light brownish gray (10YR 6/2) redox depletions; massive; very friable and firm; **0.00**.

SAMPLE METHOD: Soil core; soil described by B. Mueller and W. Kreztor

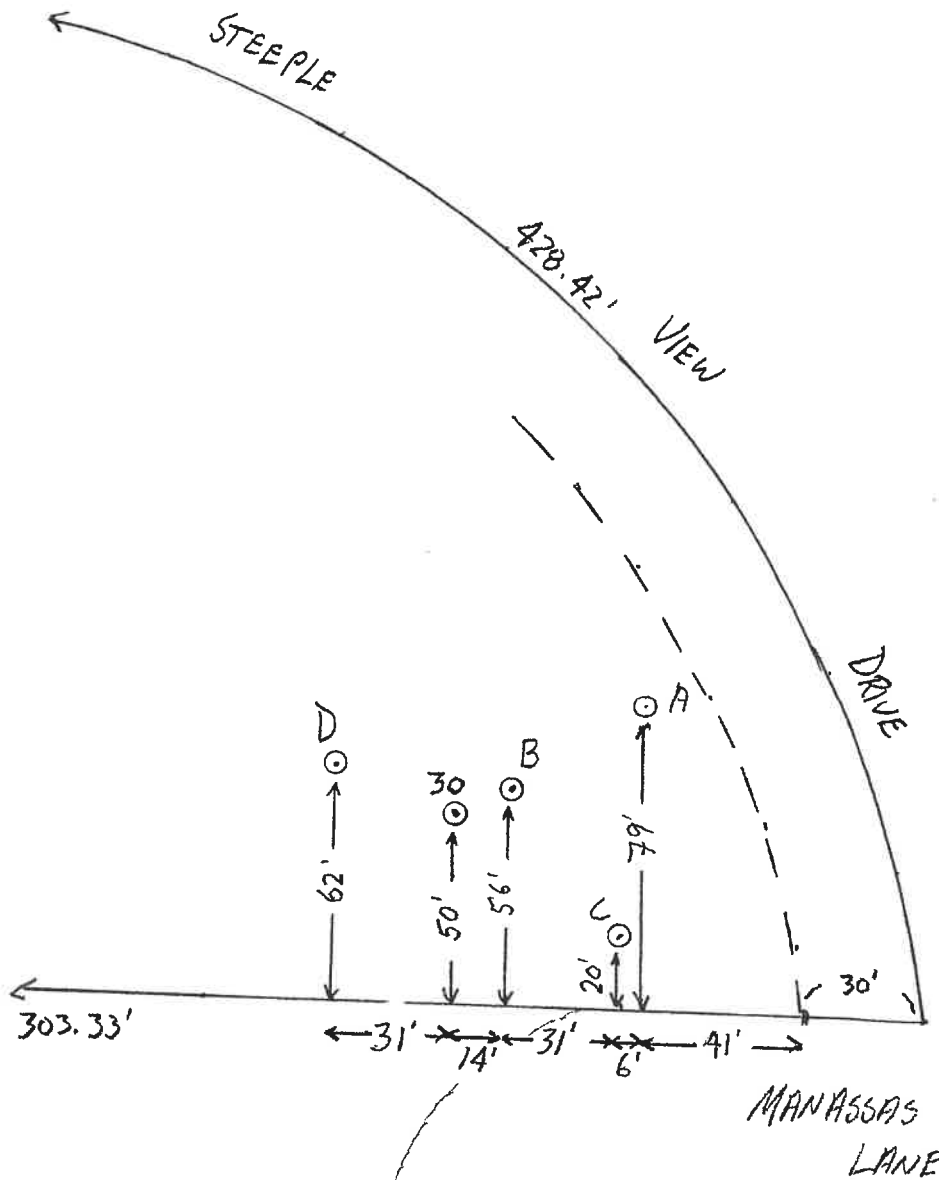
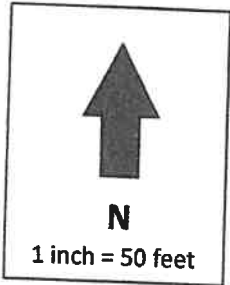
REMARKS: Sample No. 30 was described during the course of the detailed soil survey that was completed prior to the development of the subdivision. The area of this sample was re-visited on 12-22-2021 and no significant site disturbance was observed. As such, the description above should still be considered valid.

SOIL CLASSIFIER: _____


¹ Article V, Table B.1 of the Lake County Board of Health Ordinance, 12 November 2013
² Article V, Table B.2 of the Lake County Board of Health Ordinance, 12 November 2013

Barbara Olejniczak
 Lot 8, Steeple View Estates
 Part of SW ¼ Sec. 30, T. 43N., R. 11E., Village
 of Long Grove, Lake County, Illinois
 vacant @ No. 1143 Steeple View Drive
 PIN: 15-30-301-026
 Job No. SSI-LA21027
 23 February 1998; 22 December 2021

SOIL BORING
 LOCATIONS



Mike Rawlings <miker@heritagelandconsultants.com>

10.3.2022 16:24

Re: HLC need approval for conceptual at-grade layout 1143 Steeple View Dr Long Grove PIN 15-30-301-026

Do Barbara Olejniczak <barbara.olejniczak@op-legal.com> •
Preston McEachern <pmceachern@aquaminlwr.com> •
Muran.architects@gmail.com <muran.architects@gmail.com>

Hi Barbara,

Please see the septic location approval email below.

Mike

From: Copenhaver, Tom

Sent: Wednesday, March 9, 2022 4:21 PM

To: Mike Rawlings

Subject: FW: HLC need approval for conceptual at-grade layout 1143 Steeple View Dr Long Grove PIN 15-30-301-026

Hi Mike,

The soil tests show you can do this. Also, a single bed is supposed to be better than a double bed. Easier to build too.

Tom

From: Mike Rawlings

Sent: Sunday, March 06, 2022 1:30 PM

To: Copenhaver, Tom

Subject: HLC need approval for conceptual at-grade layout 1143 Steeple View Dr Long Grove PIN 15-30-301-026

Client: Barbara Olejniczak

Property: 1143 Steeple View Drive, Long Grove, IL

PIN: 15-30-301-026

Lot 8 Steeple View Estates

Hi Tom,

I hope you are doing well; we are keeping pretty busy here.

I have a client, Barbara Olejniczak, who I believe you may have recently spoken to about this matter. She is seeking Lake County Health Department approval for conceptual septic system location. This is for Lot 8 in Steeple View Estates, a subdivision which HLC did back in 2017 where Peder and I prepared the engineering plan which showed the lots, the soil mapping, with future well and septic locations. Barbara plans to build a house on Lot 8 but she would like the septic location changed from the Northwest area of the lot (as shown on the old plans), to the southeast area of the lot. She hired Bill Kreznor to do soil borings in this area and I worked together with Chuck from JW to design a 4-bedroom single bed At-grade. I have tried a couple different configurations such as multiple bed or split bed layout, but with the existing contours in the area we kept coming back to the long single bed At-grade that we show which also had the least impact to the building box area. I have attached the related drawings and soil report for your review and comment.

I am not certain if sending all this to you by email is appropriate for this type of request/review/approval, if not please let me know and I will have Barbara formally submit hard copies of the attached drawings and report to the Health Department so you can review it.

Thank you for your time and if you have any questions feel free to call either myself or Chuck to discuss this.

Sincerely

Mike Rawlings

Heritage Land Consultants, LLC

Cell: 847-980-5530

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- Part_2.html (6 KB)