Zine, Natalie

From: Bree Spring [redacted]
Sent: Saturday, October 31, 2026 2:07 PM
To: Zine, Natalie
Cc: Hubby❁
Subject: EX: Zoning Petition #4694 - Northern Illinois Recovery LLC - OPPOSITION
Attachments: Drinking water wellhead.pdf; Picture of wellhead-entrance to 35W543 Miller Rd.pdf; 4694_18A_Septic Exhibit_Schmitt Engineering_2026-07-07.pdf

James and Bree Spring
35W522 Miller Rd
Dundee, IL 60118

October 31, 2026

Members of the Zoning Board of Appeals
Re: Zoning Petition #4694- Northern Illinois Recovery LLC-Opposition

Dear Members of the Zoning Board of Appeals:

The applicant has submitted a site plan claiming feasibility for Zoning Petition 4649. However, an objective survey of the property boundary reveals a critical public health and compliance defect. Directly across the public right-of-way sits an active domestic drinking water wellhead serving our adjacent residence.

Under Chapter 18 of the Kane County Code and Illinois Department of Public Health standards, a high-density sewage discharge footprint cannot encroach upon the sanitary isolation radius of an existing water supply. Because a road does not stop groundwater migration, the presence of the street provides zero environmental protection.

The applicant's proposed commercial septic field sits well within the restricted 200-foot buffer of our family's drinking water source. Because this site plan is legally unpermittable and fundamentally non-compliant, we respectfully request that the Board Deny Zoning Petition 4649.

Thank you for your time and careful consideration of this urgent matter.

Attached you will find the documents supporting this case.

Sincerely,
James and Bree Spring

Kane County Illinois - KaneGIS4



10/31/2026

These layers do not represent a survey. No Accuracy is assumed for the data
records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.



GENERAL SEPTIC SYSTEM NOTES:

1. THE SEPTIC SYSTEM INSTALLER SHALL CONTACT THE DESIGNER PRIOR TO ONSET OF CONSTRUCTION TO RESOLVE ANY DISCREPANCIES IF IDENTIFIED.
2. THE AREA IN WHICH THE SEPTIC SYSTEM IS TO BE INSTALLED SHALL BE IDENTIFIED AND SHALL NOT BE CUT, EXCAVATED, FILLED, OR OTHERWISE ALTERED IN ANY WAY EXCEPT AS SPECIFIED IN THE APPROVED PLAN. THE AREA SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AND ACTIVITIES THAT MIGHT COMPACT THE SOIL.
3. THE PROPOSED SEEPAGE AREA SHALL HAVE A BARRIER OF SUBSTANTIAL QUALITY TO PREVENT TRAFFICKING OR DISTURBANCES OF THE SEEPAGE AREA PRIOR TO RELEASE OF PERMIT, AND UNTIL THE SEEPAGE SYSTEM IS APPROVED AND BACKFILLED.
4. ANY REMOVAL OF TREES GREATER THAN OR EQUAL TO SIX INCHES IN DIAMETER SHALL BE BY CUTTING NEAR THE SURFACE. STUMPS MAY BE REMOVED BY GRINDING OR CUTTING, BUT SHALL NOT BE UPROOTED.
5. CHISEL PLOW SEPTIC FIELD AREA TO 8" DEEP ALONG CONTOUR WHEN TRENCH DEPTH IS LESS THAN 12" INTO EXISTING GRADE.
6. SEPTIC SYSTEM HAS NOT BEEN SIZED TO ACCOMMODATE HOT TUB USE.
7. SEPTIC FIELD HAS BEEN DETERMINED TO BE OUT OF FLOOD HAZARD.
8. SEPTIC TANK MUST HAVE ACCESS RISER TO GROUND SURFACE.
9. SEPTIC TANK HAS NOT BEEN SIZED TO ACCOMMODATE GARBAGE DISPOSAL.
10. LIFT STATION IF PROVIDED MUST HAVE ACCESS RISER TO EXTEND 6" ABOVE NORMAL GROUND SURFACE. FORCE MAIN TO PITCH BACK TO TANK; PROVIDE 90° ELBOW AT FIRST TRENCH WITH ANTI-SIPHON HOLE DRILLED IN TOP. PIPE FITTINGS SHALL BE LONG SOCKET SOLVENT WELD PRESSURE TYPE; QUICK DISCONNECT TO BE PROVIDED IN DISCHARGE PIPING. CORROSION RESISTANT ROPE OR CABLE TO BE AFFIXED TO PUMP. UTILIZE 1/3 HP EFFLUENT PUMP UNLESS OTHERWISE SPECIFIED; PROVIDE AUDIO VISUAL ALARM; ALARM TO BE SET TO PROVIDE 200 GAL/BEDROOM RESERVE CAPACITY. DOSE AS SPECIFIED ON DESIGN.
11. SEWER LINES 4" PVC SCH 40 OR CAST IRON. HEADER LINES 4" PVC SCH 40. SEEPAGE TILE 4" PERFORATED ASTM 2729 OR GREATER.
12. ALL SEWER LINES/HEADER LINES SHALL BE BEDDED PRIOR TO BACKFILLING.
13. UTILIZE PLASTIC DROP BOXES/DISTRIBUTION BOXES. 3' SOLID HEADER REQUIRED BETWEEN BOXES AND SEEPAGE TILE. IF SHOWN
14. ALL CONSTRUCTION/MATERIALS SHALL CONFORM TO THE LOCAL PUBLIC HEALTH ORDINANCE.
15. UNLESS SPECIFIED, NO CESSPOOLS, STORMWATER DRYWELLS, OR LEACH PITS WERE IDENTIFIED WITHIN REQUIRED ORDINANCE SETBACKS.
16. UNLESS SPECIFIED, NO UTILITIES WERE NOTED TO BE IN CONFLICT WITH THE PROPOSED SEPTIC SYSTEM DESIGN. THE SEPTIC SYSTEM INSTALLATION CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E. PRIOR TO ONSET OF CONSTRUCTION. UTILITIES SERVICES SHALL MAINTAIN A 5 FOOT SEPARATION TO THE SEPTIC AREA.
17. FILL, IF PROPOSED, AS INDICATED WILL NOT NEGATIVELY AFFECT SURFACE WATER RUNOFF FROM/TO NEIGHBORING PROPERTIES. PROPOSED FILL TO BE 6" TOPSOIL, REMAINDER COARSE GRADED SAND OR POROUS EARTH FILL MEETING ORDINANCE REQUIREMENTS.
18. CLEAR WATER FROM FOOTING DRAINS, AIR CONDITIONERS, DE-HUMIDIFIER, DOWN SPOUTS, PERIPHERAL DRAIN TILE, AND ANY OTHER CLEAR WATER SHALL NOT BE DISCHARGED INTO OR ONTO THE SEPTIC FIELD.
19. LOCATION DEVICES FOR GRAVELLESS PIPE CHAMBERS. A SOLID FERROUS IRON BAR OR ROD (A MINIMUM OF ½ INCH DIAMETER AND A MINIMUM OF 12" LONG), SHALL BE INSTALLED AT THE START AND END OF EACH CHAMBER OR GRAVELLESS PIPE, TERMINATING WITHIN 24" OF THE FINISH GRADE.

EXISTING SEPTIC FIELD SIZE

EXISTING SEPTIC FIELD: SIZED FOR 8 BEDROOMS (1600 GPD)/LOWER MOD. SOIL/ 3,840 SQ.FT. OF FIELD REQUIRED
DESIGN UTILIZED 25% FIELD REDUCTION FOR USE OF CHAMBERS (2,880 SQ.FT. REQUIRED)
960' OF TRENCH REQUIRED; 965' OF TRENCH PROVIDED

PROPOSED SEPTIC FIELD SIZE

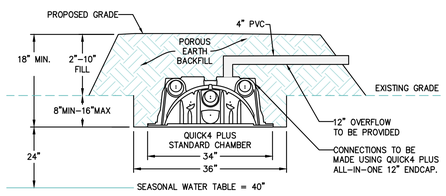
PROPOSED 35 BED & 4 STAFF FACILITY- NO VISITORS AT SITE
FACILITY DEMAND (GALLONS PER DAY)
35 BEDS X 150 GPD = 5,250 GPD
4 STAFF X 15 GPD = 60 GPD
0 VISITORS = 0 GPD
TOTAL = 5,310 GPD

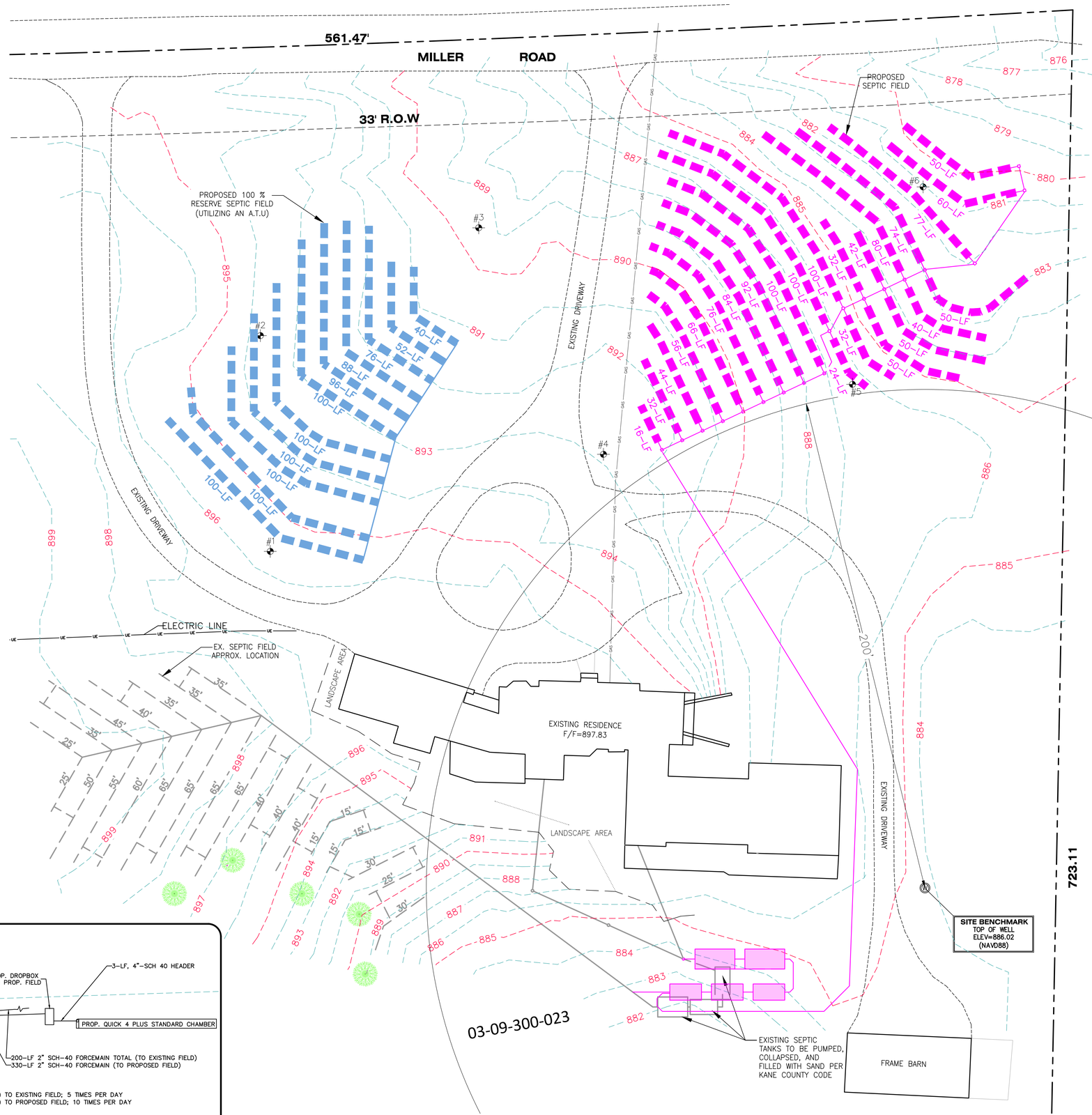
EXISTING FIELD SIZED FOR 1600 GPD

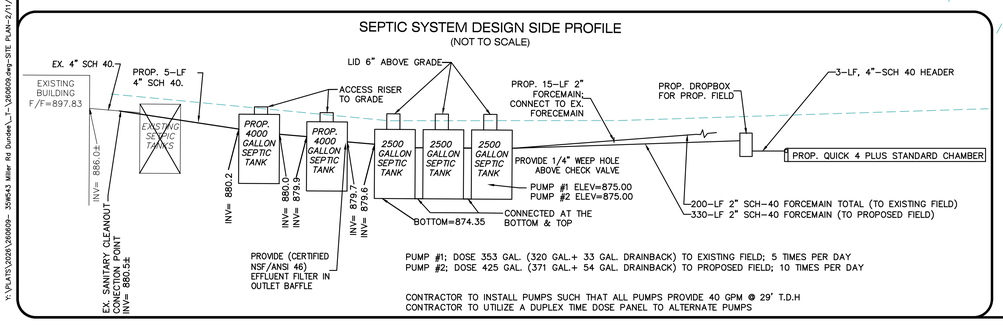
ADDITIONAL FIELD TO BE SIZED FOR 3,710 GPD
LOWER MODERATE SOIL PERMEABILITY 0.52 GPD/ SQ.FT
3,710 GPD / 0.52 GPD/SQ.FT / 5' (DUE TO CHAMBER USE)= 1,427-LF TRENCH REQUIRED

RESERVE FIELD TO UTILIZE CLASS I A.T.U: (951-LF REQUIRED, 952-LF PROVIDED)

TRENCH DETAIL:
(NOT TO SCALE)







PLANS PREPARED FOR:
815 INVESTMENTS LLC
IL ROUTE 176
PRAIRIE GROVE, IL 60014
C/O: CHRIS REED
CHRIS@NORTHERNILLINOISRECOVERY.COM

REVISIONS

DATE	DESCRIPTION

Permit Number HEALTH
-

Permit Number PLANNING
-

LICENSED PROFESSIONAL ENGINEER
Thomas J. Mroz
062076308
STATE OF ILLINOIS
EXPIRES 11-30-2027

SEPTIC EXHIBIT
35W543 MILLER ROAD
DUNDEE, IL 60118
P.I.N. 03-09-300-023

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810
www.schmittengineering.com

Drawn By: TJM
Checked By: AMS
Date: 07/07/26
Scale: 1" = 20 Ft.
Job Number: 260609

Y:\PLATS\2026\260609- 35W543 Miller Rd Dundee_T-\260609.dwg-SITE PLAN-2/11/2026, 3:04 PM