

Chapter 51: Private Sewage Disposal Systems

CHAPTER 51: PRIVATE SEWAGE DISPOSAL SYSTEMS

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§ 51.01 EXPOSURE OF SEWAGE.

No person shall discharge or cause to be discharged untreated sewage, the effluent from any septic tank, disposal field or mechanical treatment plant or any industrial or business wastewater directly or indirectly to any stream, ditch, drainage, system, drainage pipe, storm water sewer, ground surface, or abandoned well or maintain or operate an individual sewage disposal system in such manner that it becomes offensive, dangerous or prejudicial to the public health. (Ord. 94-4, passed 5-16-94) Penalty, see § 10.99

§ 51.02 COMPLIANCE WITH STATE LAW AND COUNTY REGULATIONS.

All future individual sewage disposal systems constructed within the Village shall comply with: (a) the State of Illinois Private Sewage Disposal Licensing Act (the "Illinois Sewage Act") and the regulations promulgated thereto, as such Act and its regulations may be amended from time to time; (b) the Lake County Health Department Environmental Health Ordinance (hereinafter called the Lake County Health Code) as such Code may be amended from time to time; and (c) this chapter and all amendments hereto. It is recognized herein that pursuant to the terms of the Illinois Sewage Act, Section 10 ("Section 10"), the state has approved the Private Sewage Disposal System Ordinance of Lake County, Article V, Regulation of Individual Sewage Disposal Contractors (the "Lake County Sewage Ordinance"), and accordingly, the Lake County Sewage Ordinance prevails in lieu of the state licensure fee and inspection program, subject to the ongoing requirements of

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Section 10. So long as the Lake County Health Department retains such jurisdiction over sewage disposal matters in Lake County, the provisions of the Lake County Sewage Ordinance shall preempt the relevant substantive provisions of the Illinois Sewage Act and other State of Illinois statutes and regulations governing sewage disposal in accordance with Section 10. In case of a conflict, the provisions of this chapter shall control. (Ord. 94-4, passed 5-16-94)

§ 51.03 PERMITS.

(A) *Permits required.* It shall be unlawful for any person to construct or alter individual sewage disposal systems within the Village unless he holds a valid permit issued by the Village Health Officer (a “septic permit”) in the name of such person for the specific construction or alteration proposed.

(B) *Application for permits.* All new septic systems, major repairs or modifications to such systems shall be constructed only upon the issuance of a septic permit from the Village. As an application for such permit from the Village, the applicant shall submit to the Village Health Officer a minimum of five copies of the Lake County “Application for Permit for Individual Sewage Disposal System” which bear the stamp of approval of the Lake County Health Department.

(C) *Building permit.* A building permit shall not be issued until the applicant has complied with divisions (A) and (B) of this § 51.03.

(D) *Site plan.* The applicant shall furnish five copies of a Site Plan described in (E) below. The Village Health Officer shall not approve a plan that does not meet the requirements of the Lake County Health Code, the Deer Park Building Code or this chapter.

(E) The application shall contain a general description of the work. The Site Plan must include the following information:

- (1) The scale of the plan, which shall be no smaller than one-inch equaling 30 feet.
- (2) Existing topographic information shown at one foot contours and extending at least 50 feet beyond the property lines. USGS data shall be used on lots where any streams, lakes, wetlands, detention areas or flood zones exist and for subdivisions where such information originally is available.
- (3) A fixed benchmark which is not likely to be destroyed during construction.
- (4) A proposed grading plan to include:
 - (a) All contour line changes;
 - (b) Top of foundation;
 - (c) Water level of lakes, ponds, streams and other bodies of water;

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- (d) Finished grade of driveway at several locations;
 - (e) Edge of street adjacent to property;
 - (f) Location, sizes and invert of proposed culverts;
 - (g) Bottom of front ditch or swale at several points;
 - (h) Curb and gutter elevation;
 - (i) Rim and invert elevations of all storm sewers and structures; and
 - (j) All new swales.
- (5) House footprint with dimensions and setback measurements from the property line.
- (6) The location of other proposed structures such as decks, out buildings, pools, and other constructed improvements.
- (7) The number of bedrooms.
- (8) Driveway location and related grade data.
- (9) Easements.
- (10) Property dimensions.
- (11) Required setbacks.
- (12) Location and identification of any existing structures on the property.
- (13) Proposed well location.
- (14) All wells within 75 feet of the property line.
- (15) Location of soil test holes.
- (16) Any existing trees of six-inch caliper or greater.
- (17) All components of the septic system and the following information;
- (a) Invert of house at foundation. The pipe must be laid a minimum 2% slope in the direction of the indicated drainage;
 - (b) Invert of all pipes through the tank system and entering the disposal system;

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- (c) Inverts of header line and seepage tile at each box;
- (d) Invert of curtain drain at both ends;
- (e) Trench, curtain drain, and lift station details;
- (f) Length and sizes of pipes and material type;
- (g) Location, extent and depth of any required fill;
- (h) Type of fill to be imported;
- (i) Description of fill process; and
- (j) Other information as may be required by either the Building Officer or the Village Health Officer.
- (k) The drawings shall have been prepared, certified and approved by a professional engineer, registered in the state, or, as approved by the Village Health Officer a qualified designer's familiar with the design of septic systems.

(Ord. 94-4, passed 5-16-94)

§ 51.04 APPLICATION FEES.

(A) Application fees for individual sewage disposal systems shall be paid with any application as follows:

- (1) \$400 - construction of sewage disposal systems for newly constructed or enlarged homes.
- (2) \$150 - minor repairs to an existing individual sewage disposal system not covered by the above.

(B) Application fees for commercial properties shall be set by the Village Health Officer in accordance with a reasonable estimate of the cost of reviewing the application. The Village shall have no responsibility to return application fees for applications which are rejected.

(Ord. 94-4, passed 5-16-94; Am. Ord 97-19, passed 8-17-97)

§ 51.05 PERFORMANCE BOND.

Prior to the issuance of any permit hereunder, the applicant shall be required by the Village Health Officer to furnish, for the benefit of this Village, a performance bond in the amount of \$2,000 for each such individual sewage disposal system or major alteration thereto. The condition of said bond shall be that all requirements of this Chapter shall be complied with in connection with the installation of or major alteration to said individual sewage disposal system. Said bond must be

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valid for not less than two years from date of septic permit application; however, said bond shall be extended if necessary to cover a date one year from the issuance of a final certificate of occupancy for the property or building. For major repairs, the applicant shall post a bond with the Village: for commercial or multifamily properties, \$2,000; and, for single family residences, \$500. (Ord. 94-4, passed 5-16-94)

§ 51.06 APPEAL; VARIATIONS.

The Village Health Officer shall issue or deny a permit within 30 days after receipt of the application. If the application is denied, the Village Health Officer shall notify the applicant in writing stating the reason or reasons for denial. The applicant may then file in the Office of the Village Clerk a written request for an appeal before the Village Trustee for Health and Sanitation who shall, within a reasonable time, refer his recommendations to the Village Board for final decision, which shall be by ordinance. The procedure set forth in this § 51.06 shall also be used for any variations from this chapter requested by any applicant. (Ord. 94-4, passed 5-16-94)

§ 51.07 INSPECTIONS.

The Village Health Officer, or a duly designated representative, is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this chapter and the rules and regulations promulgated hereunder. It shall be the duty of the owner or occupant of a property to give the Village Health Officer free access to the property at reasonable times for the purpose of making such inspections. (Ord. 94-4, passed 5-16-94)

§ 51.08 NOTICE OF VIOLATION.

(A) Whenever the Village Health Officer shall determine, in the course of his duties, that a violation of any provision of this chapter exists, that Officer shall issue to the owner of the property a written notice of violations, which notice may be in letter form, informing the owner of the nature and location of the violation, the provision being violated, the potential penalty for continued violation, and that a reinspection for compliance will occur on a specified date seven days after the date of the notice. Upon reinspection, if the Village Health Officer finds that the violation continues, he shall issue the property owner a second written notice of violation, attaching a copy of the first notice of violation. The second notice of violation shall inform the property owner that the matter may be referred to the Village Attorney for appropriate action.

(B) Upon issuance of a second notice of violation, the matter shall be scheduled for consideration by the Board of Trustees at its next regular meeting.

(C) At any time, if a violation exists which poses a threat to the public health or safety, the matter can be referred to the Village Attorney for appropriate action without notice to the underlying owner.

(Ord. 94-4, passed 5-16-94)

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§ 51.09 SEPTIC TANK CAPACITY FOR INSTALLATIONS.

- (A) Minimum capacity below outlet - 500 gallons.
- (B) Minimum volumes for septic tanks serving new single family residential units will be as follows:

		<i>Minimum</i>
<i>Number of</i>	<i>Liquid Capacity</i>	
<i>Bedrooms</i>	<i>of Tank</i>	
3 or less		1500
4		2000
5		2200
6		2600
7		3000

(C) For buildings other than residences, the system capacity with flows up to 667 gallons per day shall be at least 1000 gallons. For flows greater than 667 gallons per day and less than 1500 gallons per day, the system capacity shall be equal to at least one and one-half times the estimated daily sewage flow. For flows greater than 1500 gallons per day, the system capacity shall be 1,125 gallons plus 75% of the daily sewage flow.

(D) All tanks except when used in series shall have two compartments designed with at least one-half but not more than two-thirds of the total capacity provided in the first compartment. When the total capacity exceeds 1500 gallons, two tanks or more in series may be installed with at least one-half but no more than two-thirds of the total capacity provided in the first tank.

(Ord. 94-4, passed 5-16-94)

§ 51.10 SEWER AND HEADER LINE CONSTRUCTION.

(A) All piping located beyond five feet from the building foundation used to convey wastewater to an individual sewage disposal system shall be considered a part of that system.

(B) All piping located five feet from the building foundation to the septic tank shall be of cast iron, or plastic as described in the list of approved plastic pipe for the individual sewage disposal system uses in the Private Sewage Disposal Licensing Act and the Private Sewage Disposal Code. Cast iron piping cannot be used after the tank or between tanks in series due to corrosion.

(C) Plastic pipe or fittings utilized in individual sewage disposal systems shall be manufactured from the list of approved materials, as specified in the Private Sewage Disposal Licensing Act and the Private Sewage Disposal Code.

(D) All lines shall have watertight joints and be installed according to the manufacturer's directions.

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(E) Sewer lines from any dwelling or building to a septic tank or which are located under driveways or other structures shall be constructed of Schedule 40 PVC pipe or stronger and encapsulated within a second pipe of equal strength to improve insulation against freezing. The Village Health Officer may direct that additional insulation be installed if necessary in his opinion.

(F) No sewer line shall be less than four inches in diameter. The slope shall not be less than one-eighth inch per foot or more than one-fourth inch per foot between the building and tank.

(Ord. 94-4, passed 5-16-94)

§ 51.11 SIZING REQUIREMENTS.

(A) *Sub-Surface Trench Systems.*

(1) All septic systems shall be evaluated based on the soil analysis done by qualified soil scientists. Percolation tests may be required at the discretion of the Village Health Officer in cases of questionable soils or to determine other properties on original soils or filled sites.

(2) The amount of square feet per bedroom shall be in conformance with that stated in the Lake County Health Code with the following exceptions:

(a) The minimum trench size for three bedrooms or less shall be 1800 square feet.

(b) If an existing unimproved platted lot cannot meet these conditions, the Village Health Officer will have the authority, based on the review, to approve a reduction in trench size to not less than 1350 square feet for a maximum three bedroom home when the proposal includes use of a Class I Aerator and water saving devices. In no event shall the trench size be less than 1350 square feet.

(B) *Mound system.* If an applicant cannot meet the requirements of division (A) of this § 51.11, then at the discretion of the Village Health Officer, the applicant may provide for a mound system as part of its proposed system, provided the following criteria are fulfilled:

(1) The size of the mound shall be determined in accordance with the State of Illinois Mound Manual.

(2) The minimum design load shall be based on 450 gallons per day. A load of 150 gallons shall be used per each additional bedroom beyond a third bedroom.

(3) All mound designs shall include a Class I Aerator.

(C) *All other systems.* If an applicant cannot meet the requirements of divisions (A) and (B) of this § 51.11, the applicant may request the installation of another type of system, subject to the following criteria:

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(1) The use of other approved systems shall be evaluated by the Village Health Officer on a case by case basis.

(2) An experimental system must receive approval by the Village Board after a recommendation to the Board concerning such experimental system is made by the Village Health Officer.

(Ord. 94-4, passed 5-16-94)

§ 51.12 RESERVE FIELD.

A sufficient area of acceptable soil shall be preserved for a second treatment system of a size equal to the minimum field required by this chapter. (Ord. 94-4, passed 5-16-94)

§ 51.13 SOIL ABSORPTION SYSTEM STANDARDS.

(A) *Location.*

(1) The area proposed for the soil absorption system and reserve field shall be fenced with a snow fence, or equivalent, before a construction permit is issued. Once this area has been fenced, no vehicular traffic shall traverse area nor shall said fence be moved until construction activity on the site is complete. Vehicular traffic in that area is permitted only in connection with the installation of the solid absorption system under the supervision of the licensed septic contractor. If the soil absorption area is disturbed the permit may be voided by the Village Health Officer, and additional soil evaluations, including a bulk density evaluation may be required to determine suitability. A new permit application and fees will be required.

(2) After a proposed soil absorption system has been approved, the area in which it is to be installed shall not be cut, or filled, or disturbed in any way, unless alterations are specified on the plan approved by the Village Health Officer.

(3) Prior to approval for construction by the Village Health Officer, the well site and the soil absorption system shall be staked out before work is commenced.

(4) Alterations or additions, such as garages, driveways, patios, and similar improvements shall not be placed on or within ten feet of the soil absorption system area or in any reserve field area.

(5) Drinking water and sprinkler lines shall not be installed within 25 feet of the soil absorption field area or future expansion area. Utility service lines to the house are not be installed within five feet of a solid absorption system or future expansion area.

(B) *Credits for water saving devices.*

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(1) Single family dwellings or other facilities which utilize water conservation devices throughout or an aerobic unit shall be allowed a minimum of 5% and up to a maximum 30% reduction in soil absorption system requirements.

(2) Percent reduction in field size credit allowance:

(a) Toilets:

Low flush toilets 1.6 or less - 10%

Composting toilets - 20%

(b) Water conservation devices:

Showerheads, front loading washers and faucets - 5%

(c) Class I aerobic unit - 15%

(3) A combination of any of the above shall allow for a maximum of 30% reduction credit in both the field and reserve field requirements but in no event shall the field be less than 1800 square feet except as may be permitted under § 51.11(A)(2)(b).

(C) *Debits for high water usage devices.* Any device which uses large quantities of water, such as, whirlpools, hot tubs or spas in excess of 60 gallons but up to 80 gallons, will receive a deficit credit of 5%. Devices which use in excess of 80 gallons will receive a deficit credit of 10%. Garbage grinders will receive a deficit credit of 5%.

(D) *Trenching minimums.*

(1) Minimum width of trench - 8 inches.

(2) Maximum width of trench - 36 inches.

(3) The bottom of the trenches shall be level. Trenches shall not be excavated when the soil is so wet as to smear easily or when frost depth exceeds six inches.

(4) Minimum distance between trenches (center to center) is three times the trench width, except that the absolute minimum shall be six feet.

(5) Maximum length of each soil absorption trench from point of distribution - 100 feet.

(E) *Serial distribution, distribution box and diversion devices.* Serial distribution systems shall be used where the difference in elevation in the soil absorption area exceeds six inches. All material used to construct these types of distribution systems shall meet with the approval of the Village Health Officer.

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(1) Distribution and drop boxes shall be constructed of plastic or other approved material.

(2) The lines of distribution box system must be tied together (see detail in State Code).

(F) *Pipe in the soil absorption system.*

(1) Minimum inside diameter of pipe - four inches.

(2) Perforated pipe designed for soil absorption system use, as approved by the Illinois Private Sewage Disposal Act and Code and by the Village Health Officer.

(G) *Trench fill material.*

(1) Minimum depth of stone under perforated pipe - six inches.

(2) Minimum depth of stone over perforated pipe - two inches.

(3) For trench fill material, the stone shall be washed so as to be free of dust, sand, clay or fine material. Stone may vary from one-half inch to one and one inch in size. Stone shall be uniformly spread and level with, or lower than, the bottom of the tank outlet, and must also be lower than the drop box outlet throughout the length of each line.

(4) Stone shall be covered with untreated building paper, approved polypropylene, approved polyester, or a minimum of six inches of straw or other material approved by the Village Health Officer. The trench shall be backfilled with a minimum of six inches of topsoil, with the maximum depth dependent on soil type.

(H) *Backfill.*

(1) All trenches shall be backfilled as soon as possible after inspection and approval by the Village Health Officer.

(2) No portion of the system shall be covered before it has been inspected and approved in writing by the Health Officer.

(3) Frozen or wet material which may smear may not be used for backfilling the soil absorption system.

(4) Rough and finished grading of the soil absorption system area shall be so designed and executed with respect to elevation and slope so that the surface drainage is off the area. A minimum of one foot per 100 feet of slope must be maintained in the septic field area. Mounding soil above the absorption system area may be required to shed rainfall.

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(5) All systems must final grading and seeding or be mulched straw or other acceptable material prior to occupancy and final approval. Only hand held equipment may be used on the septic field area after system is in use.

(I) *Minimum distances.*

(1) The locations of all components of an individual sewage disposal system shall comply with the minimum distances listed in the following chart:

SETBACKS OF COMPONENTS FROM VARIOUS FEATURES AND IMPROVEMENTS								
<i>Component Part of System (Feet)</i>	<i>Wells or Suction Lines (Feet)</i>	<i>Water Supply Line Under Pressure and Inground Swimming Pool (Feet)</i>	<i>Surface Waters or Wetlands or Other Body of Water (Feet)</i>	<i>Dwelling (Feet)</i>	<i>Property Line (Feet)</i>	<i>Subsurface Tiles Field Drain (Horizontal Distance) (Feet)</i>	<i>Curtain Drains, Open Ditches, Road Cuts, Edge of Fill (Feet)</i>	<i>Drainage Utility Easement (Feet)</i>
Building Sewer (2)	50	25	25	-	-	-	-	-
Septic Tank or Aerobic Treatment Plant	50	25	50	10	10	10	5	-
Distribution Box or Drop Box	75	25	50	20	10	15	10	-
Soil Absorption	75	25	50	20	10	15	10	5
Seepage Pit	100	25	50	20	20	15	10	5

(2) These distances have been determined for use in clay and loam soils only. The minimum required for use in sand and gravel with less than 5% silt or clay and where well casings do not pass through a glacial silty clay or silty clay loam till subsoil shall be determined for the proposed private sewage disposal system and approved by the Village Health Officer.

(3) The building sewer may be located to within ten feet of a well or protected suction line under system pressure from the pump to the well when cast iron pipe with mechanical joints or Schedule 40 PVC pipe with watertight joints is used for the building sewer.

(J) *Aerobic treatment plants.*

(1) All aerobic treatment plants hereafter installed shall comply with the requirements of the National Sanitation Foundation (NSF) Standard Number 40, Individual Aerobic Wastewater Treatment, May, 1983, or that standard as it may be amended from time to time and shall bear the NSF seal.

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(2) Aerobic treatment plants listed by NSF for Class I effluent (BOD5-20 mg/1 and suspended solids 40 mg/1) shall discharge to a subsurface seepage field designed and constructed in accordance with the requirements of this chapter.

(3) Aerobic treatment plants which are listed by NSF as Class I and rated at 500 gallons per day may be allowed for the treatment of domestic sewage from dwellings having a maximum of three bedrooms. For four bedrooms or more a Class I unit rated for 750 gallons per day shall be required.

(4) All components of aerobic treatment plants shall be installed at the time of the original installation.

(5) Easement access to an aerobic treatment plant shall be adequate to allow maintenance and service of all components within such plant.

(6) A service contract must be secured by the owner of the lot for continual maintenance of the treatment plant. The contract must provide for at least two inspections per year.

(K) *Covering over septic systems.* The minimum soil required to cover over the tile in a septic system shall not be reduced by any landscaping after the septic system contractor has completed his work on the septic system. It is the intent of this Section that compliance with the Village Code and other applicable ordinances by a septic system contractor shall not be affected or changed by any subsequent landscaping. When landscaping or grading is to be done, it must be accomplished without affecting the minimum standards of this chapter for covering over a septic system.

(Ord. 94-4, passed 5-16-94)

§ 51.14 CURTAIN DRAINS REQUIRED.

Curtain drains shall divert such water that would travel onto or into the seepage field of the individual sewage disposal system; such curtain drains shall divert such water to an elevation lower than such seepage field. Such curtain drain shall be installed in a trench 12 inches in width, said trench to be filled with gravel to within four inches of the existing grade and the top four inches shall be filled with porous top soil. The curtain drain shall be installed into the slowly permeable subsoil. The curtain drainpipe shall be constructed with PVC material, not less than four inches in diameter and shall be separated from any other drains. Perforated pipe shall be used when located either above or below and parallel to the trenches. Solid pipe shall be used when located perpendicular to the septic trenches. A curtain drain will be required when septic systems are placed in slow permeability type soils, or when a seasonal high water table is less than 48 inches. (Ord. 94-4, passed 5-16-94)

§ 51.15 BEDROOM ADDITIONS.

Whenever any existing residence is enlarged to add one or more bedrooms, or other rooms (whatever named) which are suitable to be used regularly as bedrooms, the residence as enlarged or

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reconfigured shall be considered a new residence for purposes of compliance with this chapter. (Ord. 94-4, passed 5-16-94)

§ 51.16 OTHER ADDITIONS.

(A) Whenever the foundation of an existing structure is enlarged the following procedures shall apply:

(1) Submit a copy of the most recent Plat of Survey showing the size and location of the existing septic system and location of replacement field and the well location.

(2) If the building addition is within the 75-foot well area and does not encroach into the existing or replacement septic field areas, there will be no objection from the Village Health Officer to the requested addition.

(3) If the improvement infringes in any existing septic field or in the replacement field area, the following may be required:

(a) New soil borings to determine an alternative septic field location.

(b) New septic drawing.

(c) Septic Permit Application.

(B) Upon review of the above information, a determination will be made to determine compliance to this code. If the review indicates noncompliance to this code, a denial letter will be forwarded to the Building Officer. The applicant may then choose to apply for a variation as outlined in § 51.06.

(Ord. 94-4, passed 5-16-94)

§ 51.17 GENERAL REGULATIONS.

(A) Soil type must be identified by the Lake County Health Department. The soil type shall be determined by the identification of soil characteristics of two or more 60-inch deep test holes in the proposed septic system area and two or more 60-inch deep test holes in the expansion area, one of which must be in the lowest elevation of the proposed septic field and expansion areas. Before a soil evaluation shall be done, the lot must be mowed and all lot corners must be visibly marked so they can be easily located. The soils shall be classified most closely to that series as described in the Soil Survey. The Lake County Health Department is authorized to classify a soil series although it may not exist in the current Lake County Soil Survey, utilizing the expertise of the Soil Conservation Service. These soils shall be placed in the soil series that most closely represents those in this ordinance. All soil must have a minimum of ten inches of permeable soil between the bottom of the trench and the slowly permeable mottled subsoil. The soil absorption system must be protected so that the seasonal high water table shall not rise closer than two feet below the bottom of the soil absorption system. New individual sewage disposal systems must be constructed with the bottom of the soil absorption system at or higher than the highest base flood elevation.

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(B) *Unauthorized change of contour.* Should the contour of the original ground be changed by filling, compacting or excavating to a degree that would significantly alter the original soil absorption rate, a soil evaluation, conducted by the Lake County Health Department and the Village Health Officer, shall determine the extent of the damage. All permits issued before the unauthorized change of contour shall be void. A new application request must be submitted along with appropriate fees.

(C) *Suitable soils.* The following soils are suitable for soil absorption fields in terms of depth of permeable soil, depth of water table, and if found on less than 27% slope. The minimum soil absorption field square footage requirements per bedroom are shown below. The maximum depth shall be 32 inches unless approved by the Village Health Officer. For a minimum 1800 square feet for maximum three bedroom home:

- (1) V54 Plainfield, 230 square feet for each additional bedroom.
- (2) 93 Rodman, 230 square feet for each additional bedroom.
- (3) 323 Casco, 230 square feet for each additional bedroom.
- (4) 325 Dresden, 275 square feet for each additional bedroom.
- (5) 327 Fox 200, 230 square feet for each additional bedroom.
- (6) 443 Barrington, 450 square feet for each additional bedroom.
- (7) 696 Zurich, 450 square feet for each additional bedroom.
- (8) 698 Grays, 400 square feet for each additional bedroom.
- (9) 706 Boyer, 230 square feet for each additional bedroom.

(D) *Marginal soils.* The following soils are marginal for soil absorption systems when found on less than 27% slope, because of slow permeability or a seasonal high water table. The minimum soil absorption system square footage requirements per bedroom and drainage requirements are shown below. A maximum depth of 20 inches shall be required unless approved by the Village Health Officer. A curtain drain must be installed if outfall is available. If outfall is unavailable, foundation drains may be used in lieu of subsurface drains if installed according to the drawdown criteria contained in the Illinois Drainage Guide Circular 1226, Cooperative Extension Service, College of Agriculture, University of Illinois at Urbana, Champaign. For a minimum 1800 square feet for maximum three bedroom home:

- (1) 25 Hennepin, 550 square feet for each additional bedroom.
- (2) 27 Miami, 550 square feet for each additional bedroom.
- (3) 57 Montmorenci, 550 square feet for each additional bedroom.

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- (4) 365 Aptakisic, 550 square feet for each additional bedroom.
- (5) 422 Mundelein, 550 square feet for each additional bedroom.
- (6) 490 Odell, 550 square feet for each additional bedroom.
- (7) 495 Corwin, 550 square feet for each additional bedroom.
- (8) 697 Wauconda, 550 square feet for each additional bedroom.

(E) *Severe soils.* The following soils have severe limitations for soil absorption systems. They are sometimes unsuitable in their original state due to the seasonal high water table and/or the lack of 30 inches to the slowly permeable subsoil even with 12 inches of fill, or up to 15 inches of fill with an aerobic unit or if found on a slope of more than 27%. The minimum soil absorption system square footage requirement per bedroom and drainage requirements are shown below. A maximum depth of 20 inches is required unless approved by the Village Health Officer. A curtain drain must be installed in these soils. For a minimum 1800 square feet for maximum three bedroom home:

- (1) 146 Elliott, 600 square feet for each additional bedroom.
- (2) 189 Martinton, 600 square feet for each additional bedroom.
- (3) 194 Morley, 600 square feet for each additional bedroom.
- (4) 223 Varna, 600 square feet for each additional bedroom.
- (5) 298 Beecher, 600 square feet for each additional bedroom.
- (6) 370 Saylesville, 600 square feet for each additional bedroom.
- (7) 531 Markham, 600 square feet for each additional bedroom.

(F) *Very severe soils.* The soils listed below are very severely suited for soil absorption systems if found to have a seasonal high water table, ponding or flooding conditions, a slowly permeable subsoil at less than 15 inches with an aerobic unit, a slope greater than 27%, or any soil in the area designated as a flood plain.

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<i>CONDITIONS CAUSING UNSUITABILITY</i>				
<i>Soil Series</i>	<i>Slope</i>	<i>If Less Than 15" to Wet</i>	<i>Slowly Permeable</i>	<i>Unstable</i>
25 Hennepin	X			
93 Rodman	X			
146 Elliott			X	
153 Pella		X	X	
189 Martinton			X	
192 Del Rey			X	
194 Morley	X		X	
223 Varna			X	
228 Nappanee			X	
232 Ashkum		X	X	
298 Beecher			X	
320 Frankfort			X	
367 Beach Sand		X		X
370 Saylesville			X	
531 Markham			X	
BA Borrow Area	Too many variables			
GP Gravel Pit	Too many variables			
ML Made Land	Too many variables			

(G) *Unsuitable soils.* The soils listed below are unsuitable for individual sewage disposal systems.

- (1) 67 Harpster
- (2) W97 Houghton
- (3) 103 Houghton
- (4) W103 Houghton
- (5) 107 Sawmill

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- (6) 330 Peotone
- (7) 465 Montgomery
- (8) MA Marsh

(Ord. 94-4, passed 5-16-94)

§ 51.18 DETERMINATION OF NUMBER OF BEDROOMS.

(A) It shall be the responsibility of the Village Health Officer to determine the number of bedrooms in a residence for purposes of this chapter.

(B) Dens, studies, bonus rooms, libraries, television rooms, sewing rooms and similar rooms (“Extra Rooms”) located on the bedroom level of a multistory residence shall be considered potential bedrooms and included in the determination of septic seepage field. Extra Rooms located on the nonbedroom level of a multi-story residence shall be considered potential bedrooms if there is a bath on that level containing a shower or tub. Extra Rooms in a single story residence shall always be considered potential bedrooms and included in the determination of septic seepage field. Bedroom shall mean any room, whatever named by the applicant, which is suitable to be used regularly as a bedroom, including but not limited to Extra Rooms.

(Ord. 94-4, passed 5-16-94)

§ 51.19 COMMERCIAL CONSTRUCTION.

Design of waste disposal systems for uses other than residential shall conform to requirements stated in the State and Country codes along with any specific requirements determined by the Village Health Officer. (Ord. 94-4, passed 5-16-94)

§ 51.20 OCCUPANCY PERMITS.

Before an occupancy permit can be issued, the Village Health Officer must submit a written certificate of compliance with the following requirements:

(A) The installation of all septic system components must be inspected and approved by the Village Health Officer.

(B) The seepage area must be graded and seeded or sodded and protected if necessary from erosion during the germination period.

(C) The submittal of a record drawing showing location of house, septic components, and well.

(D) Submittal of water sample passing testing for human consumption.

(Ord. 94-4, passed 5-16-94; Am. Ord 97-19, passed 8-17-97)