

Kelcey Traynoff

From: Kelcey Traynoff
Sent: Tuesday, March 24, 2026 9:44 AM
To: Kelcey Traynoff
Subject: FW: [EXTERNAL] 3275 N Bayview Lane- Early Assistance letter-Fire Loss

From: Kristi Spata <kristispata@gmail.com>
Sent: Tuesday, March 24, 2026 8:46 AM
To: Juli Crane <jcrane@lakecountyil.gov>
Subject: Re: [EXTERNAL] 3275 N Bayview Lane- Early Assistance letter-Fire Loss

CAUTION: This email originated from outside of the organization! Do not click links, open attachments, or reply, unless you recognize the sender's email address and know the content is safe.

Thank You so much Juli for your very helpful response, great guidance that I'm very appreciative for.

I will connect with Karina for her support.

Thanks again,

Kristi Spata

On Mar 24, 2026, at 8:41 AM, Juli Crane <jcrane@lakecountyil.gov> wrote:

Kristi,

I reviewed your location using the Lake County online maps and confirmed that it is primarily located in unincorporated Lake County.

Based on the questions you've raised, the best next step is to begin your coordination process—which will likely involve multiple departments—with Karina (aka Brenda) Argomaniz. I've copied her on this email, and you can reach her directly at 847-377-2341. Karina is the Senior Project Services Specialist with Lake County Planning & Development (PBD) in the Building & Engineering Division and serves as the primary intake contact for development-related inquiries. She is very knowledgeable about PBD's processes and can help connect you with the appropriate staff for more detailed questions.

At a high level, redevelopment within a floodplain is possible; however, the residence will need to be brought into compliance with current building code requirements for that condition. Beyond this general guidance, I recommend consulting with an engineer to work through specifics such as elevation certificates and potential Letters of Map Amendment (LOMA). For reference, the neighboring property has obtained a LOMA, which suggests that a similar outcome may be achievable for your project with proper design.

For questions related to well and septic, the Lake County Health Department (HD) will be your best resource. I am certain you will need a topographic survey (check with PBD and HD to confirm), as it is

essential for determining whether the structure meets required elevations above the floodplain—an important factor for both safety and long-term investment protection.

Karina may be able to provide additional insight regarding whether McHenry County will need to be involved, given that only a small portion of the property extends into that jurisdiction. This may depend on whether any development is proposed in that area. If so, it could be worthwhile to ask whether McHenry County would consider deferring review authority to Lake County PBD.

Regarding SMC involvement, it is unlikely that our agency would play a major role in redevelopment of your property. Our coordination with PBD is generally limited to non-federal wetland impacts. Based on the information available, the wetlands and waters at your site appear to fall under federal jurisdiction. You may need to obtain authorization or permits from the Army Corps of Engineers if work impacts federal wetlands or waters. In that scenario, PBD may request that SMC confirm appropriate wetland documentation has been received prior to issuance of their site development permit.

Wishing you the best as you move forward. I am confident that Karina and the relevant departments will be able to guide you through the next steps.

Juli

Juli E. Crane, Sr PWS, CWS
Principal Wetland Specialist

I am currently working a hybrid office-remote schedule; all voicemails are forwarded to my email.

<image001.jpg>

From: Kristi Spata <kristispata@gmail.com>

Sent: Monday, March 23, 2026 3:27 PM

To: Juli Crane <jcrane@lakecountyil.gov>

Subject: [EXTERNAL] 3275 N Bayview Lane- Early Assistance letter-Fire Loss

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Im so sorry I missed your call this morning. Thank You foe getting back to me.

Im not sure where to start...this is all very overwhelming... We lost the entire home, detached garage is salvageable. Home was in flood plain with well and septic, unincorporated Lake County and statles a small section of Mchenry county too. Does this mean McHenry county needs to be involved in anything too?

We want to rebuild our home and not sure if a new well and septic system are necessary or if the septic can be added on to? The home was 4 bed, 4.5 baths however in the letter it says whatever the tax records say, which says 3 bed 3 baths. We were hoping for 4 beds 3.5 baths...

Also, Do I need typography and any other surveys and soils testing as the letter also says there were none on file with the county. If so which ones should I schedule?

We only owned this home since December 8th 2025 so we dont know much about this home.

Thank You for guiding us through this process.

Kristi Spata

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Kristi Spata
Real Estate Broker



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