

**BOARD OF LOCAL IMPROVEMENTS  
DOWNERS GROVE SANITARY DISTRICT**

PROPOSED AGENDA

December 16, 2014

6:45 p.m.

- I. Approve Minutes of October 14, 2014
- II. Public Comment
- III. P677: 936 & 942 Maple Avenue, Downers Grove  
55 Unit Condominium Building

BOARD OF LOCAL IMPROVEMENTS  
MINUTES  
October 14, 2014

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, October 14, 2014. The meeting was held at the District's Administration Center, 2710 Curtiss Street, Downers Grove. Present were Board Members Kenneth J. Rathje, Robert T. Jungwirth and Mark J. Scacco, General Manager Nicholas J. Menninga, Administrative Services Director W. Clay Campbell, Sewer Construction Supervisor Theodore T. Cherwak, Information Coordinator Alyssa Cherwak, Trustees Wallace D. Van Buren and Amy S. Kovacevic and Attorney Michael Philipp. President Rathje called the meeting to order at 6:45 p.m.

Election of Officers

A motion was made by Jungwirth seconded by Rathje nominating Mark J. Scacco as Clerk of the Board of Local Improvements and removing Robert T. Jungwirth as Acting Clerk of the Board of Local Improvements, closing the nominations and electing Mark J. Scacco as Clerk and removing Robert T. Jungwirth as Acting Clerk. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

Minutes of July 15, 2014 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on July 15, 2014, as presented. The motion carried.

Public Comment – None

P675 – D & S Estates - 3324 Roslyn Road, Oak Brook

The Board reviewed a request for sanitary sewer service from Lucien G. Senese, owner-developer, for a 4 lot single family subdivision on a 2.5 gross acre parcel at 3344 Roslyn Road, Oak Brook. The property is within the District's Facilities Planning Area (FPA), and it is within the District's current corporate limits. The proposed development is estimated to generate wastewater flows of 1,400 gallons per day, based on the single family flow estimate of 350 gallons per day per house. This would result in a density of 5.6 PE per acre, which is below the District's design allocation of 10 PE per acre. Service can be provided to this property by extension of the District sewers located on Roslyn Road. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. A motion was made by Jungwirth seconded by Scacco approving this request subject to receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

P676 – Nelson Meadow Subdivision, Jefferson Avenue & Brookbank Road, Downers Grove

The Board reviewed a request for sanitary sewer service from Patrick Franz of Downers Grove TPM Real Estate LLC, developer, for a 10 lot single family subdivision on a 5.04 gross acre parcel in the Nelson Meadow Subdivision. The property is within the District's Facilities Planning Area (FPA) and within the District's current corporate limits. The proposed development is estimated to generate wastewater flows of 3,500 gallons per day, based on the single family flow estimate of 350 gallons per day per house. This would result in a density of 6.9 PE per acre, which is below the District's

design allocation of 10 PE per acre. Service can be provided to this property by extension of the District sewers located on Brookbank and Jefferson, as well as making building service connections to existing public sewers on Carpenter and Brookbank. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. A motion was made by Scacco seconded by Jungwirth approving this request subject to receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions. The motion carried. (Votes recorded: Ayes—Rathje, Jungwirth and Scacco.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:54 p.m. The motion carried.

Approved: December 16, 2014

\_\_\_\_\_  
President

Attest: \_\_\_\_\_  
Clerk

**BOARD OF LOCAL IMPROVEMENTS**  
**December 16, 2014**  
**STAFF BRIEFING**

P677: 936 & 942 Maple Avenue, Downers Grove, IL

**REQUEST:**

Daniel J. Falda of Spaceco Inc., engineer and agent for the owner and developer (Citizen Financial Bank), is requesting sanitary sewer service for 55 unit condominium building (45 two-bedroom units and 10 one bedroom units) on a 1.14 gross acre parcel at the subject location. The property is within the District's Facilities Planning Area (FPA), and within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 15,000 gallons per day or a density of 131.20 PE per acre. This estimate is based on a flow factor of 300 gallons per day for each of two-bedroom units and 150 gallons per day for each of the one-bedroom units.

**SUMMARY:**

Service can be provided to this property by connection to the Sanitary District sewer located in Maple Avenue. The downstream trunk sewers have adequate reserve capacity to serve this request (see attached memo from Baxter & Woodman). Staff recommends approval of this request to a maximum flow of 10.42 gallons per minute (15,000 gallons per day), and subject to receipt of an Illinois EPA permit, payment of all fees per ordinance, and compliance with all District ordinances and standard conditions.

DOWNERS GROVE SANITARY DISTRICT  
2710 CURTISS STREET  
DOWNERS GROVE, ILLINOIS 60515  
(630) 969-0664

DATE 10/22/14

RECEIVED

OCT 23 2014

P677

SANITARY SEWER SERVICE REQUEST

DOWNERS GROVE  
SANITARY DISTRICT

Location 936-942 MAPLE AVENUE

Legal Description Lot 15 AND 16 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

P.I.N. 09-08-300-031  
09-08-300-032

Name of Owner on Deed CITIZENS FINANCIAL BANK Phone No. (765) 747-1500

Developer CITIZENS FINANCIAL BANK Phone No. (765) 747-1500

Name of Person Making Request DANIEL J. FALDA, P.E. Phone No. (847) 696-4060

Address (we will be sending information regarding this request; please be sure address is legible)  
SPACECO, INC.  
9575 W. HIGGINS ROAD, SUITE 700 ROSEMONT, IL 60018

This Applicant's Interest in This Property SPACECO, INC. -  
SITE CIVIL ENGINEER  
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved 1.03 Present Zoning DB Proposed Zoning \_\_\_\_\_  
*DOWNTOWN BUSINESS*

Is the Property (A) Improved X (B) Vacant \_\_\_\_\_

(A) If Improved, Describe Improvements EXISTING SINGLE FAMILY HOUSES (2)

Number & Type of Units EXISTING SINGLE FAMILY HOUSES (2)

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe \_\_\_\_\_

Number & Type of Units PROPOSED: 55 UNITS (45-2 BEDROOM  
10-1 BEDROOM)

Estimated Starting Date of Project SPRING 2015

If You Propose to Annex to a Community, Which One \_\_\_\_\_

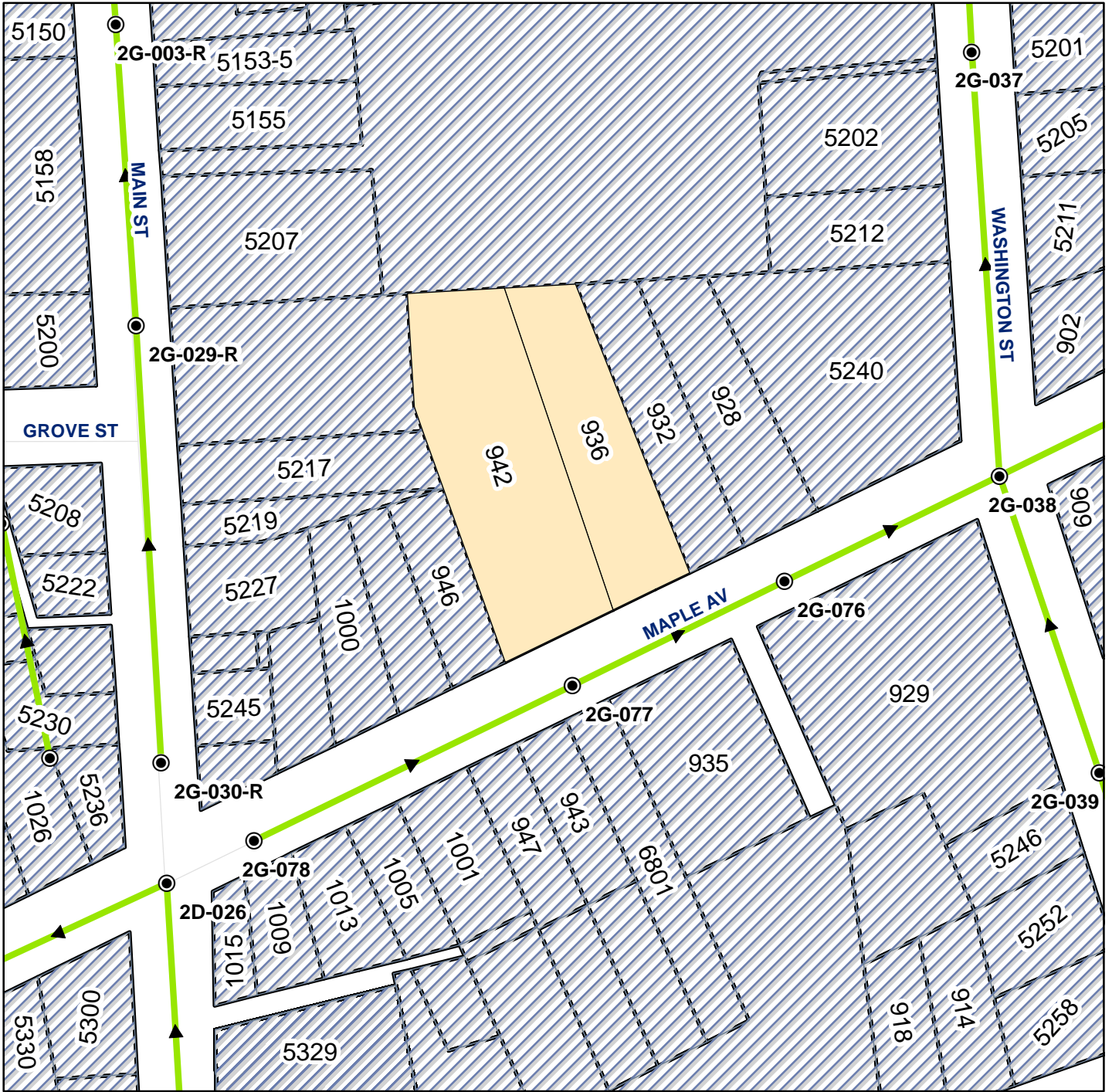
**NOTE:** If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), complete the attached form.

55 UNITS (45-2 BEDROOM  
10-1 BEDROOM)

**\*\*SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS\*\***

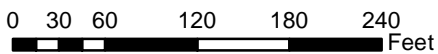
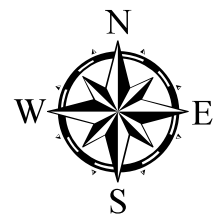
# P677 - 936 & 942 Maple Avenue, Downers Grove



Downers Grove  
Sanitary District

## Legend

- P677
- DGSD Boundary
- Sanitary Manholes
- Sanitary Sewer



# Memo

**To: Ted Cherwak, Downers Grove Sanitary District**

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**2710 Curtiss Street, Downers Grove, IL 60515**

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**From: Shane Firsching, P.E., Baxter & Woodman, Inc.**

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**Date: October 31, 2014**

**Project No.: 140110.00**

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**Subject: Residential Complex**

**936-942 Maple Avenue, Downers Grove, Illinois 60516**

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The District has been approached by a developer to serve a proposed residential complex consisting of 45 two bedroom units and 10 one bedroom units at the combined parcels of 936 and 942 Maple Avenue. The proposed development will generate 15,000 gallons per day (gpd), or approximately 150 P.E., and will connect to the 8-inch sanitary sewer between manholes 2G-077 and 2G-076. This equates to an average daily flow of 10 gallons per minute (gpm) and peak flow of 44 gpm. The purpose of this evaluation is to determine whether sufficient downstream capacity is available to serve the subject property.

An evaluation was performed in 2008 for a proposed development of similar size and location. Similar to the 2008 evaluation, the District's hydraulic model of the 18-inch Gilbert Avenue Trunk Sewer was used to evaluate the existing capacity and to determine the impact of the additional flow. Typically, the District evaluates sanitary sewers for the capability to handle a ten-year frequency storm event. The hydraulic model was updated to reflect improvements not included in the 2008 evaluation:

1. Pipe section between manholes 2C-029 and 2C-030 have been lined. Thus, the 105 gpm infiltration and inflow (I/I) source on this section has been repaired.
2. Miscellaneous manhole rehabilitation and pipe replacement along the Gilbert Avenue Trunk Sewer was completed as part of the ARRA projects in 2009.
3. The Gilbert Avenue Trunk Sewer was grouted in 2008.

Our evaluation determined the existing trunk sewer currently surcharges approximately 11 inches above the pipe crown between manholes 2C-024 and 2C-038 during a ten year event. By comparison, the 2008 model calculated two feet of surcharging indicating that I/I reduction measures in the basin have been successful in reducing wet weather flows. The model indicated the peak flow from the proposed development will increase the hydraulic grade line (hgl) less than one inch during the ten year event.

In addition, the trunk sewer downstream at 2C-010 has approximately 1,600 gpm of reserve capacity and flow from the Gilbert Avenue trunk sewer does not impact the frequency of the overflows at manhole 2D-001.

Our analysis has shown the addition of the development will not significantly impact the hgl in the Gilbert Avenue trunk sewer during peak flow events and will not exasperate the existing overflow at manhole 2D-001. Thus, the additional flow from the proposed residential complex will have a negligible impact on the sewer system operation.