

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

PROPOSED AGENDA

February 17, 2015

6:45 p.m.

- I. Approve Minutes of December 16, 2014
- II. Public Comment
- III. P678: 217 60<sup>th</sup> Street, Downers Grove  
One Single Family Home

BOARD OF LOCAL IMPROVEMENTS  
MINUTES  
December 16, 2014

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, December 16, 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, Amy S. Kovacevic and Donald F. Peters and Attorney Michael G. Philipp. President Rathje called the meeting to order at 6:45 p.m.

Minutes of October 14, 2014 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on October 14, 2014, as presented. The motion carried.

Public Comment – None

P677 – 936 & 942 Maple Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Daniel J. Falda of Spaceco Inc., engineer and agent for the owner and developer (Citizen Financial Bank), for a 55 unit condominium building (45 two-bedroom units and 10 one bedroom units) on a 1.14 gross acre parcel at 936 and 942 Maple Avenue, Downers Grove. 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 15,000 gallons per day or a density of 131.20 PE per acre. Service can be provided to this property by extension of the District sewers located on Maple Avenue. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Board member Jungwirth recused himself from discussion and voting on this item as Spaceco Inc. is a sister company to his full-time employer. A motion was made by Scacco seconded by Rathje approving 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. The motion carried. (Votes recorded: Ayes–Rathje and Scacco.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:56 p.m. The motion carried.

Approved: February 17, 2015

\_\_\_\_\_  
President

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

**BOARD OF LOCAL IMPROVEMENTS**  
**February 17, 2015**  
**STAFF BRIEFING**

P678: 217 60<sup>th</sup> Street, Downers Grove\*

REQUEST:

Valdas Meliukstis of ArLu Properties, Inc., owner-developer, is requesting sanitary sewer service for a lot single family lot on a 0.91 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), but it is not within the District's current corporate limits. The proposed development is estimated to generate wastewater flows of 350 gallons per day, based on the single family flow estimate of 350 gallons per day per house. This would result in a density of 3.8 PE per acre, which is below the District's design allocation of 10 PE per acre for residential parcels.

SUMMARY:

Service can be provided to this property by extension of the District sewers located on Cumnor Road. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to annexation, 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.

Note \*: Property has Downers Grove mailing address, but is incorporated into the Village of Westmont

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

DATE \_\_\_\_\_

**P678**

SANITARY SEWER SERVICE REQUEST

Location 217 60<sup>TH</sup> Street, Downers Grove

Legal Description Lot 2 Block 3 Subdivision Fairview Acres

P.I.N. 09-16-300-019

Name of Owner on Deed Arlu Properties, Inc Phone No. 630-673-3335

Developer Arlu Properties, Inc. Phone No. 630-673-3335

Name of Person Making Request Valdas Meliukstis Phone No. 630-673-3335

Fax No. \_\_\_\_\_ E mail: vmeliukstis@hotmail.com

Address (we will be sending information regarding this request; please be sure address is legible)

109 60<sup>TH</sup> Street, Downers Grove, IL 60516

This Applicant's Interest in This Property Developer Owner  
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved 0.82 Present Zoning R-3 Proposed Zoning R-3

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

(A) If Improved, Describe Improvements Existing residential building - single family  
**(To be demolished)**

Number & Type of Units 1

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe  
**Building new single family home**

Number & Type of Units \_\_\_\_\_

Estimated Starting Date of Project \_\_\_\_\_

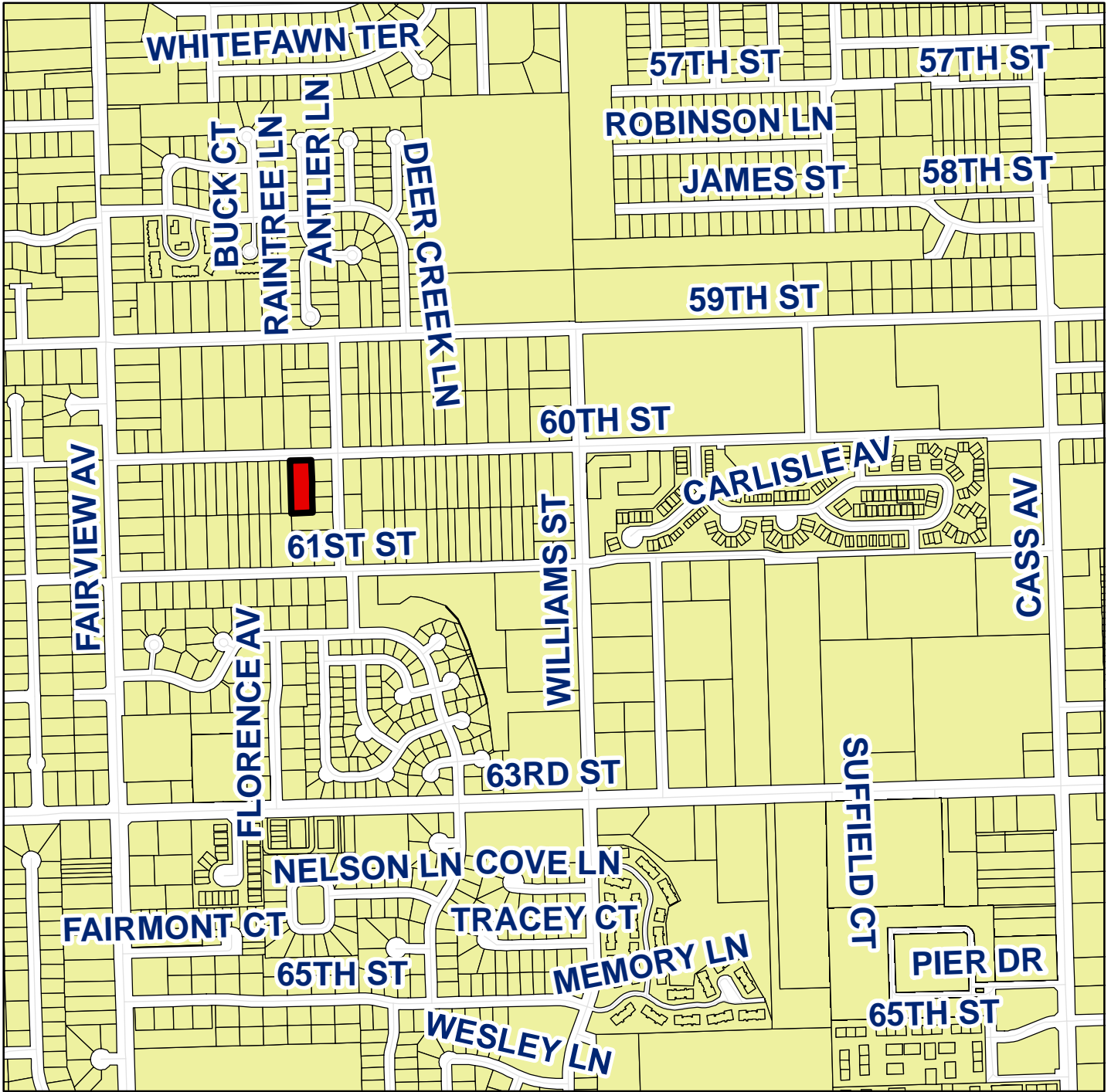
If You Propose to Annex to a Community, Which One \_\_\_\_\_

**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), provide an estimate of wastewater flow in gallons per day


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

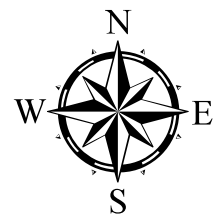
# P678 - 217 60th Street Location Map



Downers Grove  
Sanitary District

## Legend

 P678 - 217 60th Street



0 220 440 880 1,320 1,760 Feet

# P678 - 217 60th Street



Downers Grove  
Sanitary District

## Legend

- P678 - 217 60th Street
- Sanitary Manholes
- Sanitary Sewer
- DGSD Boundary

