

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

PROPOSED AGENDA

July 15, 2014

6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of May 13, 2014
- III. Public Comment
- IV. P674:150 W Sixty-Third Street, Westmont-Proposed Mariano's Fresh Market

DOWNERS GROVE SANITARY DISTRICT
M E M O

DATE: July 10, 2014

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Nicholas J. Menninga
General Manager

RE: Election of BOLI Officers for Fiscal Year 2014-2015

On May 13, 2014, the Board of Trustees re-appointed Kenneth J. Rathje and Robert T. Jungwirth to the Board of Local Improvements for Fiscal Year 2014-2015. The BOLI will need to elect officers for the fiscal year at the July 15, 2014 meeting. In the event a position is not filled, then one of the current members can serve in that role on an as-needed basis. The following excerpt is from the minutes from the last election (August 13, 2013) for your reference.

Election of Officers

A motion was made by Rathje seconded by Jungwirth nominating W. Robert Ivarson, Jr. as President of the Board of Local Improvements, closing the nominations and electing W. Robert Ivarson, Jr. as President. The motion carried. (Votes recorded: Ayes–Ivarson, Rathje and Jungwirth.) A motion was made by Jungwirth seconded by Ivarson nominating Kenneth J. Rathje as Vice President, closing the nominations, and electing Kenneth J. Rathje as Vice President. The motion carried. (Votes recorded: Ayes–Ivarson, Rathje and Jungwirth.) A motion was made by Rathje seconded by Ivarson nominating Robert T. Jungwirth as Clerk, closing the nominations, and electing Robert T. Jungwirth as Clerk. The motion carried. (Votes recorded: Ayes–Ivarson, Rathje and Jungwirth.)

cc: WDVb, ASK, DFP, TTC, WCC, MCW

BOARD OF LOCAL IMPROVEMENTS
MINUTES
May 13, 2014

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, May 13, 2014. The meeting was held at the District's Administration Center, 2710 Curtiss Street, Downers Grove. Present were Board Members W. Robert Ivarson, Jr., Kenneth J. Rathje and Robert T. Jungwirth, General Manager Nicholas J. Menninga, Administrative Services Director W. Clay Campbell, Sewer Construction Supervisor Theodore T. Cherwak, Laboratory Supervisor Reese Berry, Lead Operator Marc M. Majewski, System Inspector Jesus Jimenez, Information Coordinator Alyssa Cherwak, and Attorneys Michael C. Wiedel and Michael Philipp. President Ivarson called the meeting to order at 6:47 p.m.

Minutes of December 10, 2013 Meeting

A motion was made by Rathje seconded by Jungwirth approving the minutes of the meeting held on December 10, 2013, as presented. The motion carried.

Public Comment – None

P673 – 407 W. 63rd Street, Westmont, IL

The Board reviewed a request for sanitary sewer service from Kevin Matray of Mackie Consultants, engineer and agent for the developer (Pathway Senior Living), for a 100 unit senior living building on a 2.75 gross acre parcel located at 407 W. 63rd Street, Westmont. The property is within the District's Facilities Planning Area but it is not within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 7,200 gallons per day or a density of 26.18 PE per acre. This estimate is based on a flow factor of 72 gallons per day per unit. Service can be provided by connection to the existing District sewer main located in an easement at the south property line of the proposed parcel (Manhole W2-100). The District may require an additional easement grant, subject to the review of the civil drawings. 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 Mackie Consultants is a sister company to his full-time employer. A motion was made by Rathje seconded by Ivarson approving this request subject to a maximum flow of 5.0 gallons per minute (7,200 gallons per day) and subject to annexation, the grant of any additional easements, 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–Ivarson and Rathje.)

Upon a motion by Jungwirth seconded by Rathje, the meeting was adjourned at 6:53 p.m. The motion carried.

Approved: July 15, 2014

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
July 15, 2014
STAFF BRIEFING

P674: 150 W Sixty-Third Street, Westmont, IL

REQUEST:

Bill Shank of Bradford Real Estate Companies, developer, is requesting sanitary sewer service for a 70,000 square foot Mariano's Fresh Market grocery store on a 10.06 gross acre parcel at the subject 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 use will generate an estimated wastewater flow of 14,000 gallons per day or a density of 13.90 PE per acre. This estimate is based on their consulting engineer's flow estimate. Staff is in the process of acquiring actual flow data from existing Mariano's stores. Preliminary data is indicating flows in the 8,000 to 9,000 gallons per day range. The use of this actual flow data will be used in the permit fee calculations. The BOLI reviewed a previous request for this location on December 9, 2008 (P658) for a Lowe's Store.

SUMMARY:

Service can be provided by connection to the existing District sewer main located in an easement at the west property line of the proposed parcel (location between manholes W1-056 to W1-057). The subject sewer was built by a private developer, with whom the Sanitary District executed a recapture agreement for future sewer connections, such as this development. The downstream trunk sewers have adequate reserve capacity to serve this request (the proposal is under the District's design allocation for commercial development of 25 PE per acre).

Staff recommends approval of this request to a maximum flow of 9.7 gallons per minute (14,000 gallons per day), subject to annexation, receipt of an Illinois EPA permit, payment of all fees per ordinance, payment of recapture fees and compliance with all District ordinances and standard conditions.

RECEIVED

MAY 21 2014

DOWNERS GROVE
SANITARY DISTRICT

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

DATE _____

P674

SANITARY SEWER SERVICE REQUEST

Location 150 W. 63RD STREET, WESTMONT, IL 60559

Legal Description Lot 1 Block _____ Subdivision BRADFORD WESTMONT SUBDIVISION

P.I.N. 09-16-406-617

Name of Owner on Deed BRADFORD WESTMONT 1, LLC Phone No. (312) 755-8018

Developer BRADFORD REAL ESTATE COMPANIES Phone No. (312) 755-8018

Name of Person Making Request BILL SHANK Phone No. (312) 755-848

Fax No. (312) 755-8070 E mail: shank@bradfordchicago.com

Address (we will be sending information regarding this request; please be sure address is legible)
30 SOUTH WALKER DRIVE, SUITE 2850, CHICAGO, IL 60606

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

Number of Acres Involved 9.473 Present Zoning C1 Proposed Zoning C1

Is the Property (A) Improved _____ (B) Vacant X

(A) If Improved, Describe Improvements _____

Number & Type of Units _____

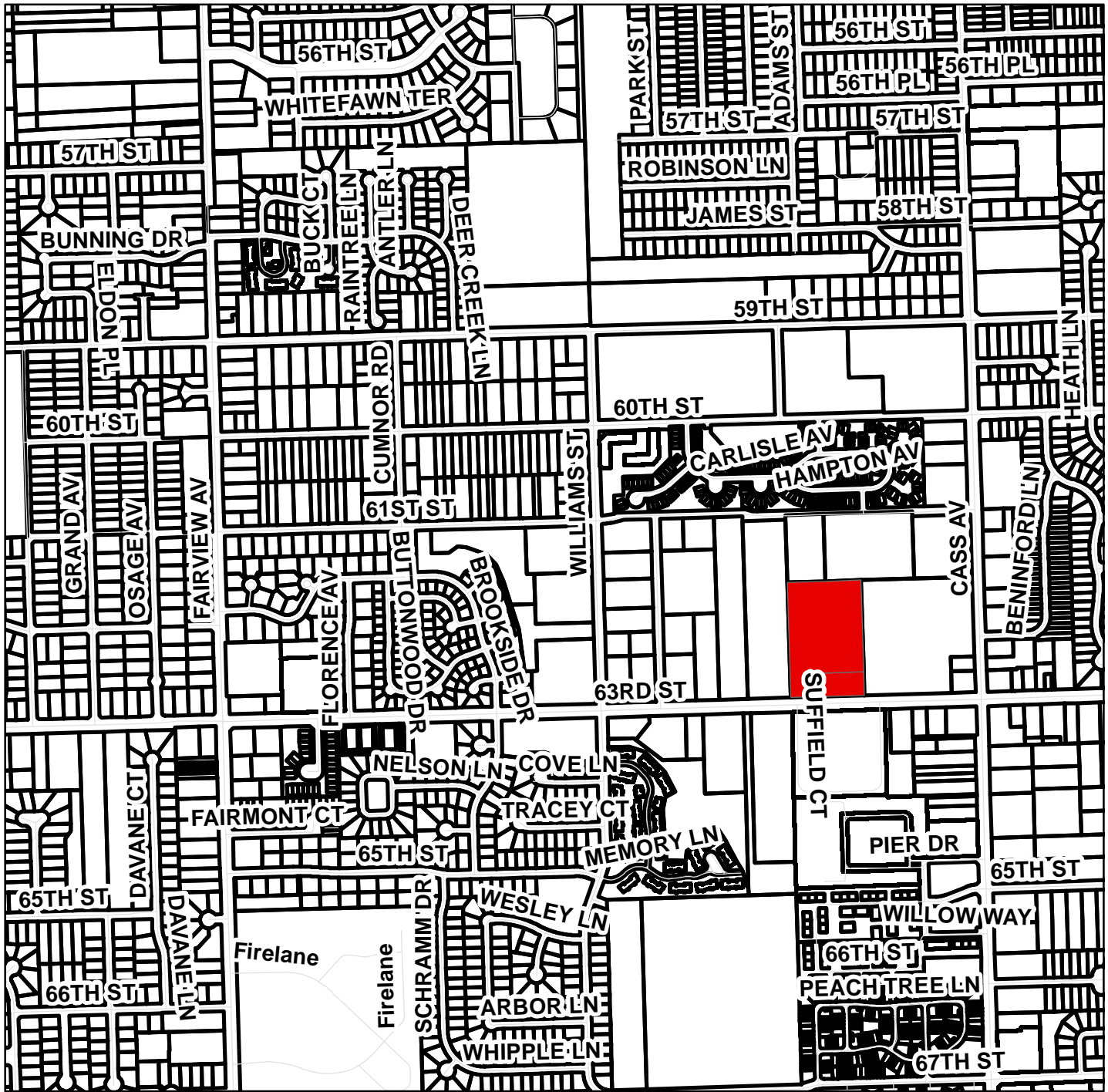
(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe PROPOSING NEW
70,000 SF GROCERY

Number & Type of Units 1 BLDG.

Estimated Starting Date of Project FALL 2014

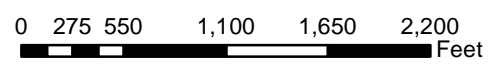
If You Propose to Annex to a Community, Which One _____

- 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****



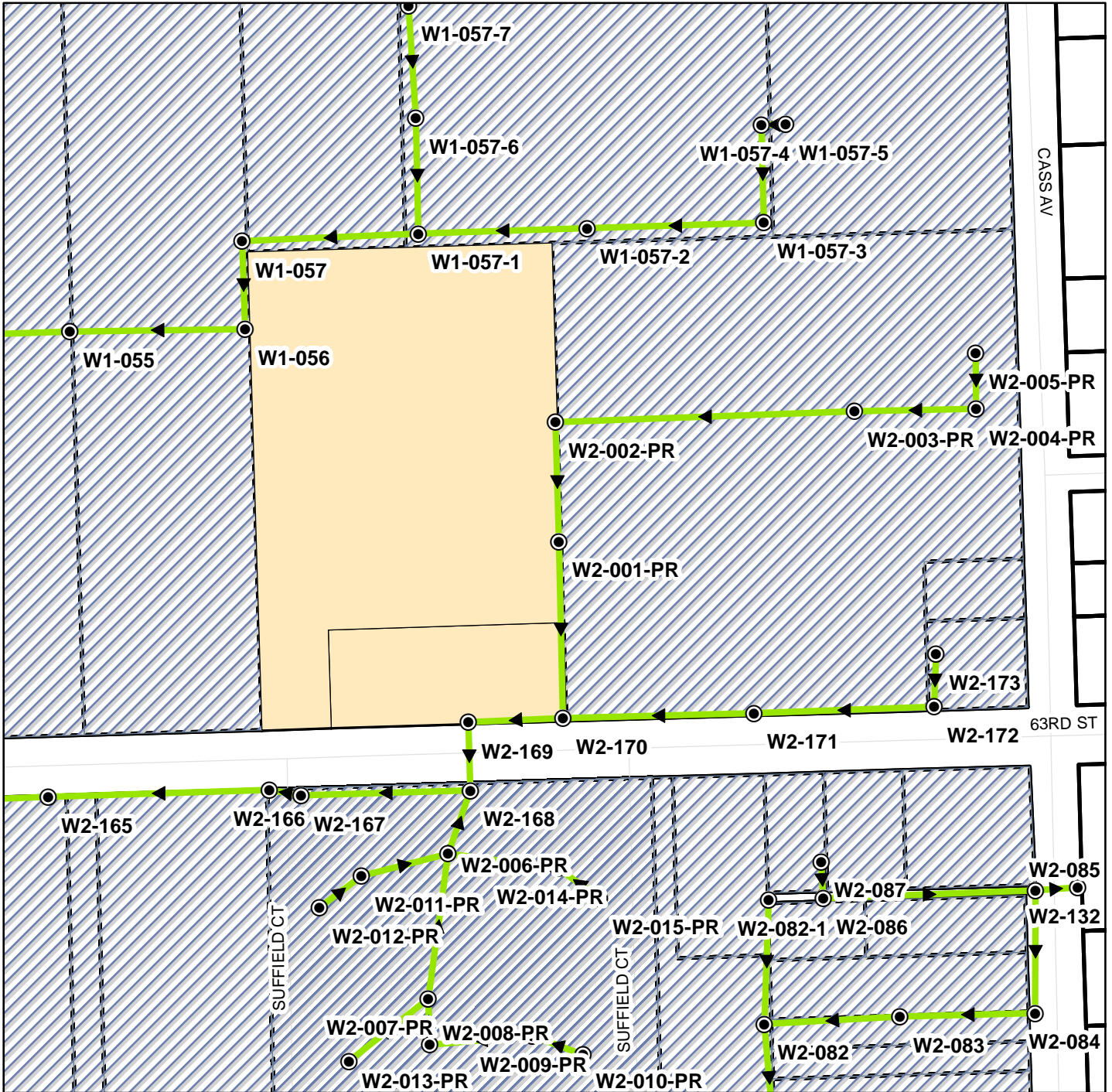
Legend

 P674



BOLI P674

150 W 63rd Street, Westmont



Legend

- Sanitary Manholes
- ▶ Sanitary Sewer
- P674
- ▨ DGSD Boundary

