

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

PROPOSED AGENDA

October 18, 2016

6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of February 16, 2016
- III. Public Comment
- IV. P687: 1010 Maple Avenue, Downers Grove - Proposed “High Street on Main Street”
Mixed Use Commercial (3,895 sf) and Apartment Building (115 Units)

DOWNERS GROVE SANITARY DISTRICT
M E M O

DATE: October 11, 2016

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Nicholas J. Menninga
General Manager

RE: Election of BOLI officers for Fiscal Year 2016-2017

On May 17, 2016, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2016-2017. The BOLI will need to elect officers for the fiscal year at the October 18, 2016 meeting. The following excerpt is from the minutes from last year's election (June 16, 2015) for your reference.

Election of Officers

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

cc: WDVB, ASK, DFP, TTC, WCC, & MGP

BOARD OF LOCAL IMPROVEMENTS
MINUTES
February 16, 2016

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, February 16, 2016. 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 Ted Cherwak, Information Coordinator Alyssa Cherwak, Trustees Wallace D. Van Buren and Amy S. Kovacevic and Attorney Michael Philipp. Robert Gudmundson was also present. President Rathje called the meeting to order at 6:45 p.m.

Minutes of November 17, 2015 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on November 17, 2015. The motion carried.

Public Comment – None

P686 – 715 & 719 Rogers Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Robert W. Gudmundson, developer/consulting engineer, for two – 10 unit apartment buildings (with 2 one bedroom units and 18 two bedroom units) on a 1.05 gross acre parcel at 715 and 719 Rogers Street, Downers Grove. The property is within the District's Facilities Planning Area and is also within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 5,700 gallons per day or a density of 54.28 PE per acre. This estimate is based on flow factor of 150 gallons per day for each one bedroom apartment unit and 300 gallons per day for each two bedroom apartment unit. This project is a redevelopment of an existing commercial property. The existing industrial use building on the parcel will be disconnected from the sewer and the building demolished. Previously a single home on the property was demolished and disconnected from the sewer. The BOLI approved a request for this location on December 10, 2013 for a proposed 48 unit apartment building (P672). Service can be provided by connection to either the existing District sewer main located in Rogers Street or the easement sewer at the south property line of the parcel. 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 to a maximum flow of 5,700 gallons per day, receipt of an Illinois EPA permit, 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 6:52 p.m. The motion carried.

Approved: October 18, 2016

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
October 18, 2016
STAFF BRIEFING

P687: 1010 Maple Avenue, Downers Grove, IL (northeast corner of Main St. & Maple Ave.)

REQUEST:

David Paino of Trammell Crow Company, owner and developer, is requesting sanitary sewer service for mixed use building with 3,895 square feet of commercial space and 115 apartment units (5 three-bedroom units, 26 two-bedroom units and 84 one bedroom units) on a 1.18 gross acre parcel at the subject location. The existing parcels at 946 & 1000 Maple Avenue and 5245 Main Street will be consolidated and the existing buildings demolished. 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 21,300 gallons per day or a density of 181 PE per acre. This estimate is based on a flow factor of 300 gallons per day for each of two & three-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 both Maple Avenue and Main Street (the preliminary engineering shows service connections to each of these public mains). 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 14.79 gallons per minute (21,300 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

P687

SANITARY SEWER SERVICE REQUEST

Location 1010 Maple Avenue, Downers Grove, IL

Legal Description Lot 18 Block 306 Subdivision Proposed: High Street on Main Street
See Attached P.I.N. See Attached

Name of Owner on Deed CRP/TCC Maple & Main Owner, LLC Phone No. (630) 990-1532

Developer CRP/TCC Maple & Main Owner, LLC Phone No. (630) 990-1532

Name of Person Making Request David Paino Phone No. (630) 990-1532

Fax No. _____ E mail: dpaino@trammellcrow.com

Address (we will be sending information regarding this request; please be sure address is legible)
2215 S. York Rd., Suite 204, Oak Brook, IL 60523

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

Number of Acres Involved 0.87 AC Present Zoning DB Proposed Zoning DB

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

(A) If Improved, Describe Improvements A single family residence, an office building and
surface parking lot exist currently.

Number & Type of Units 1 single family, and approximately 9,000 sf of office area

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe Proposed is a Mixed Use
Commerical and multifamily residential building.

Number & Type of Units See Attached

Estimated Starting Date of Project 11/1/16

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****

Maple & Main Legal Description

Parcel 1: (Sievers)

That part of lot 18 of assessor's subdivision of section 7 and section 8, township 38 north, range 11, east of the third principal meridian, defined as follows; beginning on the north line of maple avenue, at the southwest corner of said lot 18; thence north 1 1/2 degrees west along the west line of said lot, 195.5 feet to a post; thence north 77 1/2 degrees east 40 feet for a place of beginning; thence south 4 3/4 degrees east 184 feet to the north line of said maple avenue; thence north 85 1/2 degrees east along the north line of said maple avenue, 60 feet; thence north to a point on the south line of lot theretofore conveyed to Ella F. Schofield by deed recorded in book 67 of deeds, page 339, 34.86 feet east of the place of beginning; thence south 77 1/2 degrees west 34.86 feet to the place of beginning in DuPage county, Illinois.

Parcel 2: (Sievers)

That part of lot 18 of assessor's subdivision of section 7 and section 8, township 38 north, range 11, east of the third principal meridian, defined as follows; beginning on the north line of maple avenue, at the southwest corner of said lot 18; thence north 1 1/2 degrees west, along the west line of said lot, 195.5 feet to a post; thence north 77.5 degrees east 74.86 feet for a point of beginning; thence south to a point on the north line of maple avenue; 100 feet southwest of the southeast corner of said lot 18; thence north 85.5 degrees east along the north line of said maple avenue, 50 feet; thence north 20.25 degrees west, to a point north 77.5 degrees east, 34.86 feet from the point of beginning; thence south 77.5 degrees west 34.86 feet to the beginning, in DuPage county, Illinois.

Parcel 3 (king)

The east fifty (50) feet of lot eighteen (18) in assessor's subdivision of section eight (8), township thirty eight (38) north, range eleven (11), east of the third principal meridian, (except that part thereof lying north of the south line of land conveyed to Ella f. Schofield by deed document 47158) said lot being situated upon and a part of the southwest quarter (n.i.b.l.) of section eight (8), township thirty eight (38) north, range eleven (11), east of the third principal meridian, according to the plat thereof recorded October 2, 1871 in book 2 of plats, page 29 as document 14481, in DuPage county, Illinois.

Parcel 4 (downers grove)

That part of out lot 1 in Curtiss' addition to downers grove as recorded as document number 7317 lying south of lot 22 in assessors subdivision of section 8, township 38 north, range 11 east of the third principal meridian and lying west of lot 18 in said assessors subdivision; also lots 20, 21 and 22 in said assessors subdivision; also that part of lot 18 in said assessors subdivision described by beginning on the north line of maple avenue at the southwest corner of said lot 18; thence north 1 1/2 degrees west along the west line of said lot 18 a distance of 118.9 feet; thence north 77 degrees east a distance of 44.2 feet; thence south 4 3/4 degrees east a distance of 107.4 feet to the north line of said maple avenue; thence south 65 1/2 degrees west along said north line a distance of 54.2 feet to the place of beginning, all in DuPage county, Illinois.

PIN

- 09-08-306-017
- 09-08-306-018
- 09-08-306-019
- 09-08-306-020
- 09-08-306-027
- 09-08-306-028
- 09-08-306-029
- 09-08-306-030

Number & Type of Unit	
84	1 Bed Room
26	2 Bed Room
5	3 Bed Room
3,895 sf	Retail

Memo

To: Ted Cherwak, Downers Grove Sanitary District

From: Shane Firsching P.E., Baxter and Woodman, Inc.

Date: October 10, 2016

Project No.: 160256.00

Subject: 1010 Maple Avenue Capacity Analysis

The District has been approached by a developer to serve a proposed apartment and commercial complex at the combined parcels of 946-1000 Maple Avenue and 5245 Main Street in Downers Grove, Illinois. The proposed development would replace the existing office building and single family home and generate a total of 21,300 gallons per day (gpd), or 213 population equivalents (P.E.). The new development would have two service connections, one each on Main Street and Maple Avenue. It was assumed that the existing development produces 2,900 gpd, or 29 P.E., of wastewater which results with the proposed development having a net wastewater generation of 18,400 gpd, or 184 P.E. This equates to an average daily net flow increase of 13 gallons per minute (gpm) and a peak flow of 55 gpm. The purpose of this evaluation is to determine whether sufficient downstream capacity is available to serve the proposed development.

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 additional flow. Typically, the District evaluates sanitary sewers for the capability to handle a ten-year frequency storm event. Because only minor improvements to the local sewer system have occurred since 2012 when a similar evaluation was performed, the same hydraulic model was used.

Our evaluation determined the existing trunk sewer surcharges approximately 1.5 feet above the pipe crown between manholes 2C-024 and 2C-038 during a ten year event. The model indicated that the peak flow from the proposed development would increase the hydraulic grade line less than 3 inches during the ten year event.

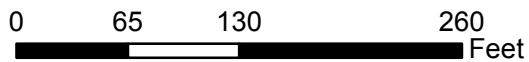
In addition, the trunk sewer downstream of manhole 2C-010 has approximately 1,425 gpm of reserve capacity. Wastewater flow from the Gilbert Avenue trunk sewer does not impact the frequency of overflows at manhole 2D-001. The estimated additional peak flow of 55 gpm will have a negligible impact on the District's collection system.

The addition of the proposed development will have a negligible impact on the hydraulic grade line (hgl) in the Gilbert Avenue trunk sewer during peak flow events and will not exasperate the existing overflow at manhole 2D-001.

Board of Local Improvements P687 - 1010 Maple Avenue



Downers Grove
Sanitary District



Legend

- P687 - 1010 Maple
- DGSD Boundary
- Sanitary Manholes
- Sanitary Sewer



Maple & Main

1010 Maple Avenue
Downers Grove, IL 60515

Maple & Main

1010 Maple Avenue
Downers Grove, IL 60515



*RENDERING FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT USE FOR BIDDING



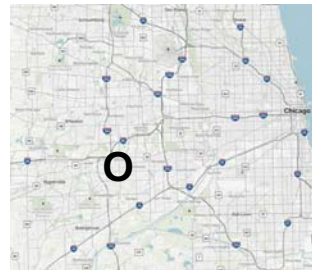
elness swenson graham architects
500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
P. 612.213.3915
F. 612.339.5382
WWW.ESGARCH.COM

UNIT MIX & SQUARE FOOTAGES

BUILDING GSF		BUILDING - APT RSF		PARKING SF	
LEVEL P3	23,143 SF	LEVEL 2	17,018 SF	PARKING - P3	22,256 SF
LEVEL P2	27,360 SF	LEVEL 3	20,988 SF	PARKING - P2	22,606 SF
LEVEL 1/P1	24,897 SF	LEVEL 4	20,988 SF	PARKING - P1	21,016 SF
LEVEL 2	24,897 SF	LEVEL 5	20,988 SF	Parking SF	66,879 SF
LEVEL 3	24,897 SF	LEVEL 6	19,451 SF		
LEVEL 4	24,897 SF	Total RSF:	99,434 SF		
LEVEL 5	24,897 SF				
LEVEL 6	24,334 SF				
Total GSF:	200,113 SF				

AMENITY RSF		UNIT TYPE				
LEVEL 1/P1	2,798 SF	TYPE	#	SF	AVG	%
LOBBY	782 SF	1 BED	59	42,575 SF	721 SF	51%
BIKE ROOM	159 SF	1 BED + DEN	9	8,400 SF	933 SF	8%
DOOR WASH	3,740 SF	2 BED	26	30,740 SF	1,182 SF	23%
LEVEL 2	1,193 SF	3 BED	5	6,686 SF	1,337 SF	4%
CLUB ROOM	875 SF	ALCOVE	16	11,034 SF	689 SF	14%
RESTROOM / VEND	1,650 SF	Total Units: 115		99,434 SF	863 SF	
FITNESS	3,716 SF					
LEVEL 6	744 SF					
CLUB ROOM	744 SF					
Total:	8,202 SF					

PROJECT LOCATION



Vicinity



Site Location

PARKING QUANTITIES

PARKING SCHEDULE		PARKING SCHEDULE	
LEVEL 1/P1		LEVEL P3	
8'-0" x 18' COMPACT	4	8'-0" x 18' COMPACT	7
8'-6" x 18' STANDARD	26	8'-6" x 18' COMPACT	3
8'-0" x 18' TANDEM	3	8'-0" x 18' STANDARD	46
ACCESSIBLE STALL	6	8'-6" x 18' TANDEM	10
	39		45
LEVEL P2		TOTAL STALLS:	183
8'-0" x 18' COMPACT	5		
8'-6" x 18' COMPACT	2		
8'-0" x 18' STANDARD	42		
8'-6" x 18' TANDEM	10		
	59		

DRAWING INDEX

SHEET NO.	DRAWING NAME	SANITARY DISTRICT PERMIT
GENERAL INFORMATION		
TT.1	TITLE SHEET	*
CIVIL		
CO.0	CIVIL TITLE SHEET	*
CO.1	GENERAL NOTES	*
VO.1	SURVEY	*
VO.2	SURVEY	*
CI.0	DEMOLITION PLAN	*
CI.0	SITE PLAN	*
CI.0	EROSION CONTROL PLAN	*
CI.1	EROSION CONTROL NOTES & DETAILS	*
CI.0	GRADING PLAN	*
CI.0	UTILITY PLAN	*
CI.1	DRY UTILITY PLAN	*
CI.0	CONSTRUCTION DETAILS	*
CI.1	CONSTRUCTION DETAILS	*
CI.2	CONSTRUCTION DETAILS	*
CI.3	CONSTRUCTION DETAILS	*
CI.4	CONSTRUCTION DETAILS	*
CI.5	CONSTRUCTION DETAILS	*
LANDSCAPE		
LI.0	LANDSCAPE PLAN	*
ARCHITECTURAL		
AT.P3	LEVEL P3 FLOOR PLAN (WEST)	*
AT.P3e	LEVEL P3 FLOOR PLAN (EAST)	*
AT.P2	LEVEL P2 RETAIL FLOOR PLAN (WEST)	*
AT.P2e	LEVEL P2 RETAIL FLOOR PLAN (EAST)	*
AT.1	LEVEL 1/P1 FLOOR PLAN (WEST)	*
AT.1e	LEVEL 1/P1 FLOOR PLAN (EAST)	*
AT.2	LEVEL 2 FLOOR PLAN (WEST)	*
AT.2e	LEVEL 2 FLOOR PLAN (EAST)	*
AT.3	LEVEL 3 FLOOR PLAN (WEST)	*
AT.3e	LEVEL 3 FLOOR PLAN (EAST)	*
AT.6	LEVEL 6 FLOOR PLAN (WEST)	*
AT.6e	LEVEL 6 FLOOR PLAN (EAST)	*

PROJECT TEAM

Owner/Developer:	Trammell Crow Company Chicago Development, Inc. 2215 South York Road, Suite 204 Oak Brook, IL 60523 Ph: 630-890-1501 Fx: 630-890-1503	Civil / Landscape:	Kimley-Horn 1001 Warrenville Road Suite 350 Lisle, IL, 60532 Ph: 630-487-5550
Architect:	Elness Swenson Graham Architects Inc. 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382	Structural Engineer:	Meyer Borgman Johnson 510 Marquette Avenue South, Suite 900 Minneapolis, MN 55402 Ph: 612-338-0713 Fx: 612-337-5325
		Preliminary Design Mechanical, Electrical, Plumbing Engineers:	Dunham Associates 50 South Sixth Street, Suite 1100 Minneapolis, MN 55402 Ph: 612-465-7550 Fx: 612-465-7551

SANITARY DISTRICT PERMIT

09/16/2016

ORIGINAL ISSUE: 7/28/2016
REVISIONS
No. Description Date

216512
PROJECT NUMBER

KEY PLAN

Maple & Main

TITLE SHEET
T1.1