

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

**PROPOSED AGENDA**

October 14, 2014

6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of July 15, 2014
- III. Public Comment
- IV. P675: 3324 Roslyn Road, Oak Brook – D & S Estates - four single family lots
- V. P676: Jefferson Avenue from Brookbank Road to Carpenter Street, Downers Grove  
Nelson Meadow Subdivision -10 single family lots

**DOWNERS GROVE SANITARY DISTRICT**  
**M E M O**

DATE: October 8, 2014

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Nicholas J. Menninga  
General Manager

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

On July 15, 2014, the Board of Local Improvements elected Kenneth J. Rathje as President and Robert T. Jungwirth as Vice President and Acting Clerk for Fiscal Year 2014-2015. On September 16, 2014, the Board of Trustees appointed Mark Scacco to the Board of Local Improvements for Fiscal Year 2014-2015. It is recommended that the BOLI elects a Clerk for the fiscal year at the October 14, 2014 meeting and removes Robert T. Jungwirth as Acting Clerk. The following excerpt is from the minutes from the last full election (August 13, 2013) for your reference.

Election of Officers

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  
July 15, 2014

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, July 15, 2014. The meeting was held at the District's Administration Center, 2710 Curtiss Street, Downers Grove. Present were Board Members Kenneth J. Rathje and Robert T. Jungwirth, General Manager Nicholas J. Menninga, Administrative Services Director W. Clay Campbell, Laboratory Supervisor D. Reese Berry, Information Coordinator Alyssa Cherwak, Trustees Wallace D. Van Buren, Amy S. Kovacevic and Donald F. Peters and Attorneys Michael C. Wiedel and Michael Philipp. Acting 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 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 Robert T. Jungwirth as Acting Clerk, closing the nominations, and electing Robert T. Jungwirth as Acting Clerk. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

Minutes of May 13, 2014 Meeting

A motion was made by Jungwirth seconded by Rathje approving the minutes of the meeting held on May 13, 2014, as presented. The motion carried.

Public Comment – None

P674 – 150 W. 63<sup>rd</sup> Street, Westmont, IL

The Board reviewed a request for sanitary sewer service from Bill Shank of Bradford Real Estate Companies, developer for a 70,000 square foot Mariano's Fresh Market grocery store on a 10.06 gross acre parcel located at 150 W. 63<sup>rd</sup> 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 14,000 gallons per day or a density of 13.90 PE per acre. This estimate is based their consulting engineer's flow estimate. 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. Staff recommended approval of this request. A motion was made by Jungwirth seconded by Rathje approving this request subject to a maximum flow of 9.7 gallons per minute (14,000 gallons per day), annexation, the grant of any additional easements, 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. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

Upon a motion by Jungwirth seconded by Rathje, the meeting was adjourned at 6:59 p.m. The motion carried.

Approved: October 14, 2014

\_\_\_\_\_  
President

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

**BOARD OF LOCAL IMPROVEMENTS**  
**October 14, 2014**  
**STAFF BRIEFING**

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

**REQUEST:**

Lucien G. Senese, owner-developer, is requesting sanitary sewer service for a 4 lot single family subdivision on a 2.5 gross acre parcel at the above location. 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. The initial development is for a 3-lot subdivision, consisting of the existing house (which has sanitary service from Polo Lane) and two new lots on the eastern half of the parcel. The sanitary sewer has been designed for the potential demolition of the existing house and the subdivision of that parcel into two lots.

**SUMMARY:**

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. Since this is an infill development, the sewer design is not included in the District's Unsewered Area Plan. Staff recommends approval of 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.

P675

DATE 7/10/14

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

RECEIVED

OCT 06 2014

SANITARY SEWER SERVICE REQUEST

DOWNERS GROVE  
SANITARY DISTRICT

Location 3324 Roslyn Road, Oak Brook, IL

Legal Description Lot 1 Block \_\_\_\_\_ Subdivision Senese Resubdivision  
P.I.N. 06-33-104-037

Name of Owner on Deed Lucien G Senese Phone No. 630-202-2365

Developer Lucien G Senese Phone No. 630-202-2365

Name of Person Making Request Lucien G Senese Phone No. 630-202-2365

Address (we will be sending information regarding this request; please be sure address is legible)  
16386 New Avenue, Lemont, IL 60439

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

Number of Acres Involved 2.5603 Present Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

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

(A) If Improved, Describe Improvements \_\_\_\_\_  
One single family residence

Number & Type of Units One single family residence (EXISTING SERVICE TO REMAIN)

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

2 NEW LOTS ARE PROPOSED + 2 POTENTIAL FUTURE LOTS Number & Type of Units 4-SFR (MAX. FUTURE)

Estimated Starting Date of Project Spring 2015

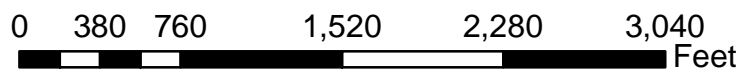
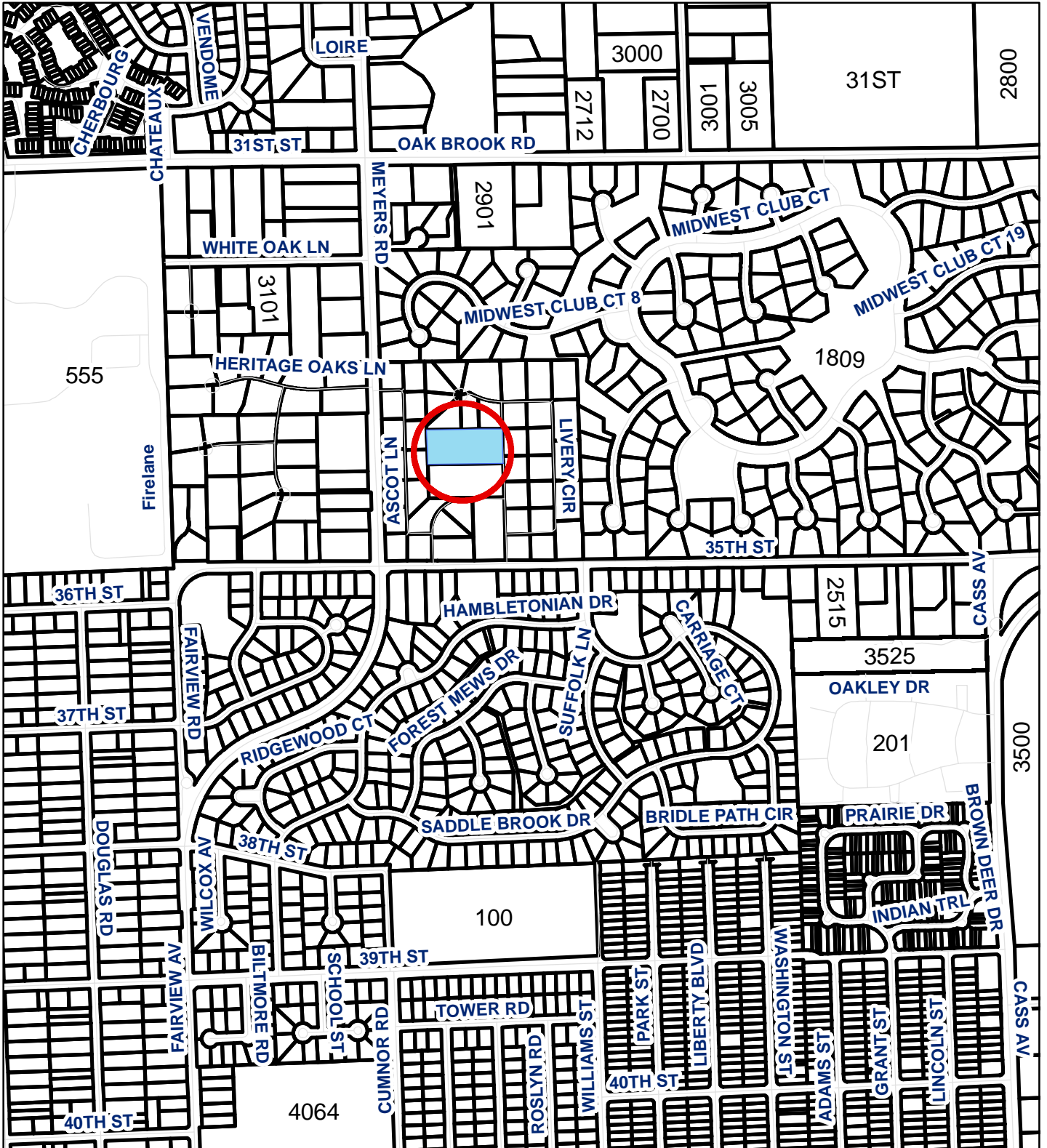
If You Propose to Annex to a Community, Which One \_\_\_\_\_

**NOTE:** If this request is for

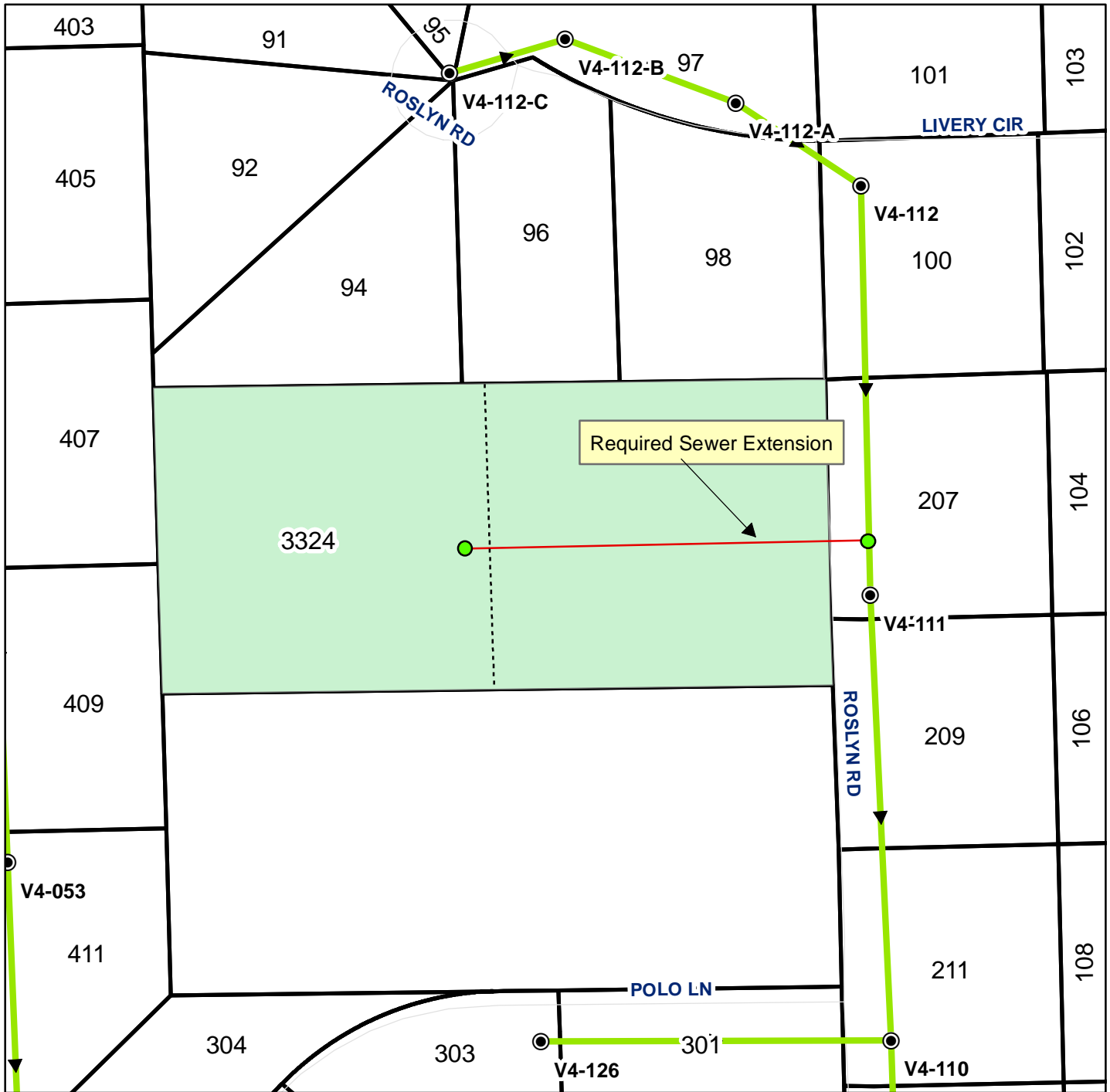
- o multiple family development, indicate the number of units for each bedroom count.
- o restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- o a commercial project, indicate the floor area.
- o an office/warehouse or light manufacturing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

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





# P675 D&S Estates General Location

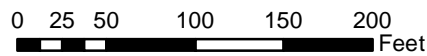


# BOLI P675 D & S Estates



## Legend

-  P675 D&S Estates
-  Sanitary Manholes
-  Sanitary Sewer
-  2013 County Parcels





**BOARD OF LOCAL IMPROVEMENTS**  
**October 14, 2014**  
**STAFF BRIEFING**

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

**REQUEST:**

Patrick Franz of Downers Grove TPM Real Estate LLC, developer, is requesting sanitary sewer service for a 10 lot single family subdivision on a 5.04 gross acre parcel at the above location. 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 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. A similar project on this parcel (P605) was approved by the BOLI February 15, 2005, but never constructed.

**SUMMARY:**

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. Since this is an infill development, the sewer design is not included in the District's Unsewered Area Plan. Staff recommends approval of 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.

**P676**

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

DATE 10/02/2014

RECEIVED

OCT 03 2014

SANITARY SEWER SERVICE REQUEST

DOWNERS GROVE  
SANITARY DISTRICT

Location Nelson Meadow, 5743 Nelson Ct., Downers Grove, IL 60516

Legal Description Lot 52 Block N/A Subdivision Sections 17 and 18  
09-14-108-016, -017, -018, -019, -020,  
Township 38N, Range 11E of the Third Principal Meridian P.I.N. -021, -022, -023, -024, -025, -026

Name of Owner on Deed Downers Grove TPM Real Estate, LLC Phone No. (630) 325-5058

Developer Downers Grove TPM Real Estate, LLC Phone No. (630) 325-5058

Name of Person Making Request Patrick Franz Phone No. (630) 325-5058

Fax No. N/A E mail: Pat@clairmontltd.com

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

280 Shuman Blvd, Naperville, IL 60566

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

Number of Acres Involved 4.59 Present Zoning Residential Proposed Zoning Residential

Is the Property (A) Improved N/A (B) Vacant Yes

(A) If Improved, Describe Improvements N/A

Number & Type of Units N/A

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

The site will be improved as a residential subdivision.

Number & Type of Units 10 Single Family Homes

Estimated Starting Date of Project 4/1/2015

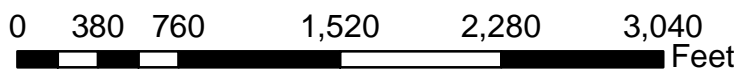
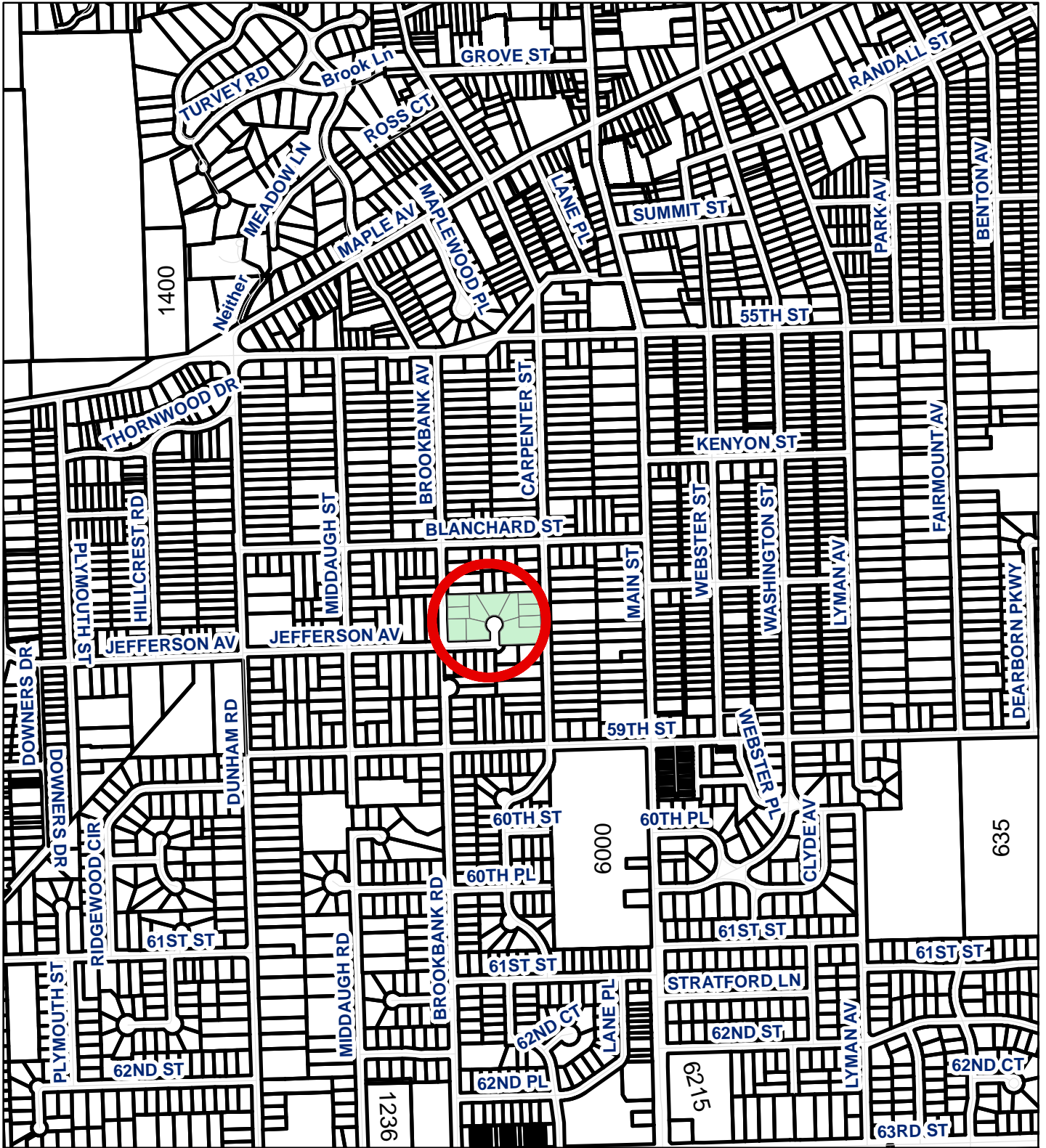
If You Propose to Annex to a Community, Which One N/A

**NOTE:** If this request is for

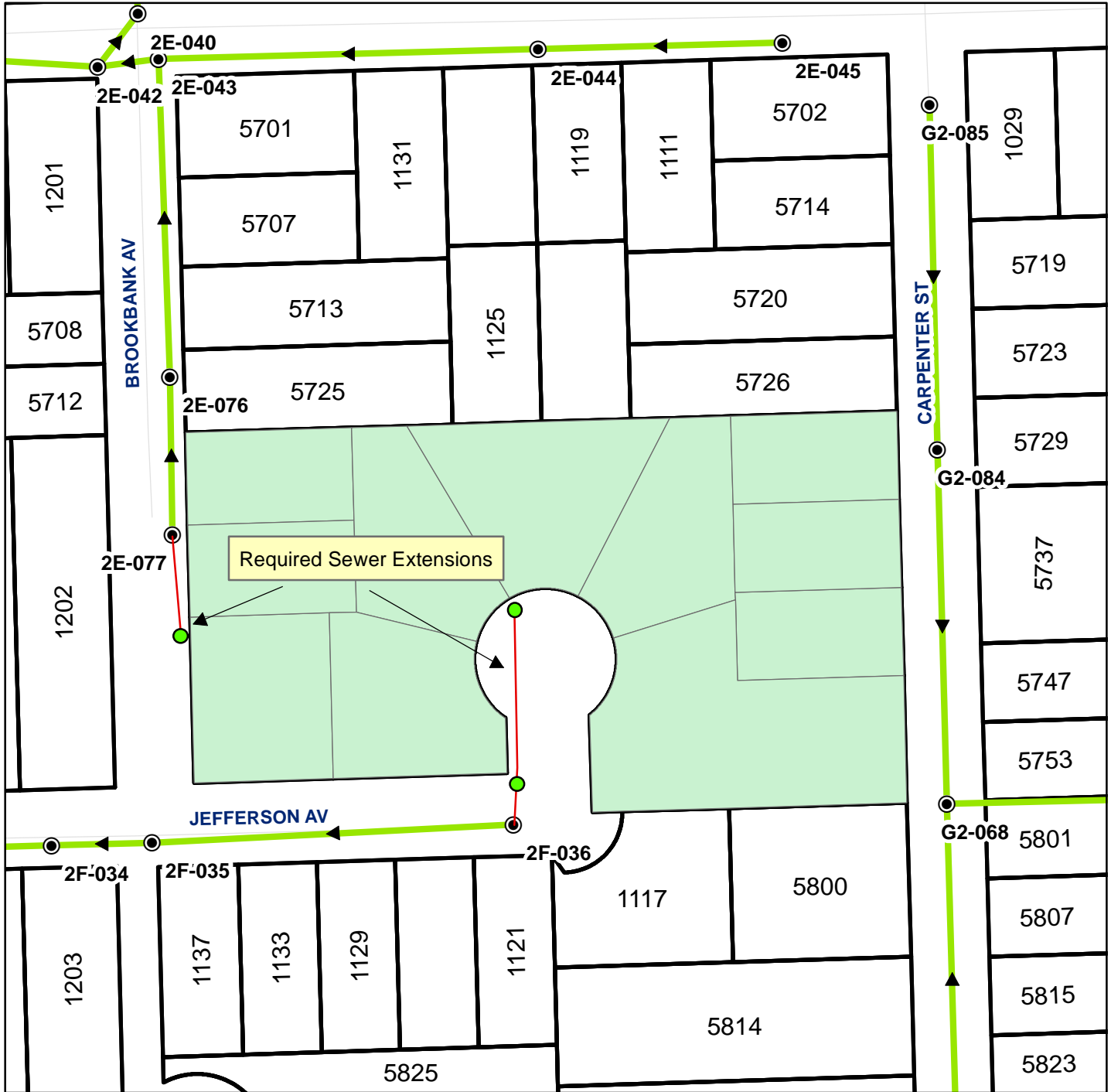
- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing 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\*\***

# P676 Nelson Meadow General Location

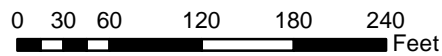


# BOLI P676 Nelson Meadow



## Legend

- P676 Nelson Meadow
- Sanitary Manholes
- Sanitary Sewer
- 2013 County Parcels



**BOARD OF LOCAL IMPROVEMENTS**  
**February 15, 2005**  
**STAFF BRIEFING**

P605: 5737 Brookbank – Nelson Meadow Subdivision, Downers Grove, IL

**REQUEST:**

Joel Andersen of Joel Andersen Homes Ltd., developer, is requesting sanitary sewer service for a 12 lot single family subdivision on a 5.04 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), and it is within the District's current corporate limits.

**SUMMARY:**

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, Jefferson and Brookbank. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of 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.