

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

PROPOSED AGENDA

April 21, 2015

6:45 p.m.

- I. Approve Minutes of February 17, 2015
- II. Public Comment
- III. P679: 407 W 63<sup>rd</sup> Street, Westmont  
Senior Living Facility

BOARD OF LOCAL IMPROVEMENTS  
MINUTES  
February 17, 2015

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, Lead Operator Marc Majewski, 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 December 16, 2014 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on December 16, 2014, as corrected. The motion carried.

Public Comment – None

P678 – 217 60th Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Valdas Meliukstis of ArLu Properties, Inc., owner-developer for a single family lot on a 0.91 gross acre parcel at 217 60<sup>th</sup> Street, Downers Grove. 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 or a density of 3.8 PE per acre. 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. A motion was made by Scacco seconded by Jungwirth approving 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. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:49 p.m. The motion carried.

Approved: April 21, 2015

\_\_\_\_\_  
President

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

**BOARD OF LOCAL IMPROVEMENTS**  
**April 21, 2015**  
**STAFF BRIEFING**

P679: 407 W Sixty-Third Street, Westmont, IL

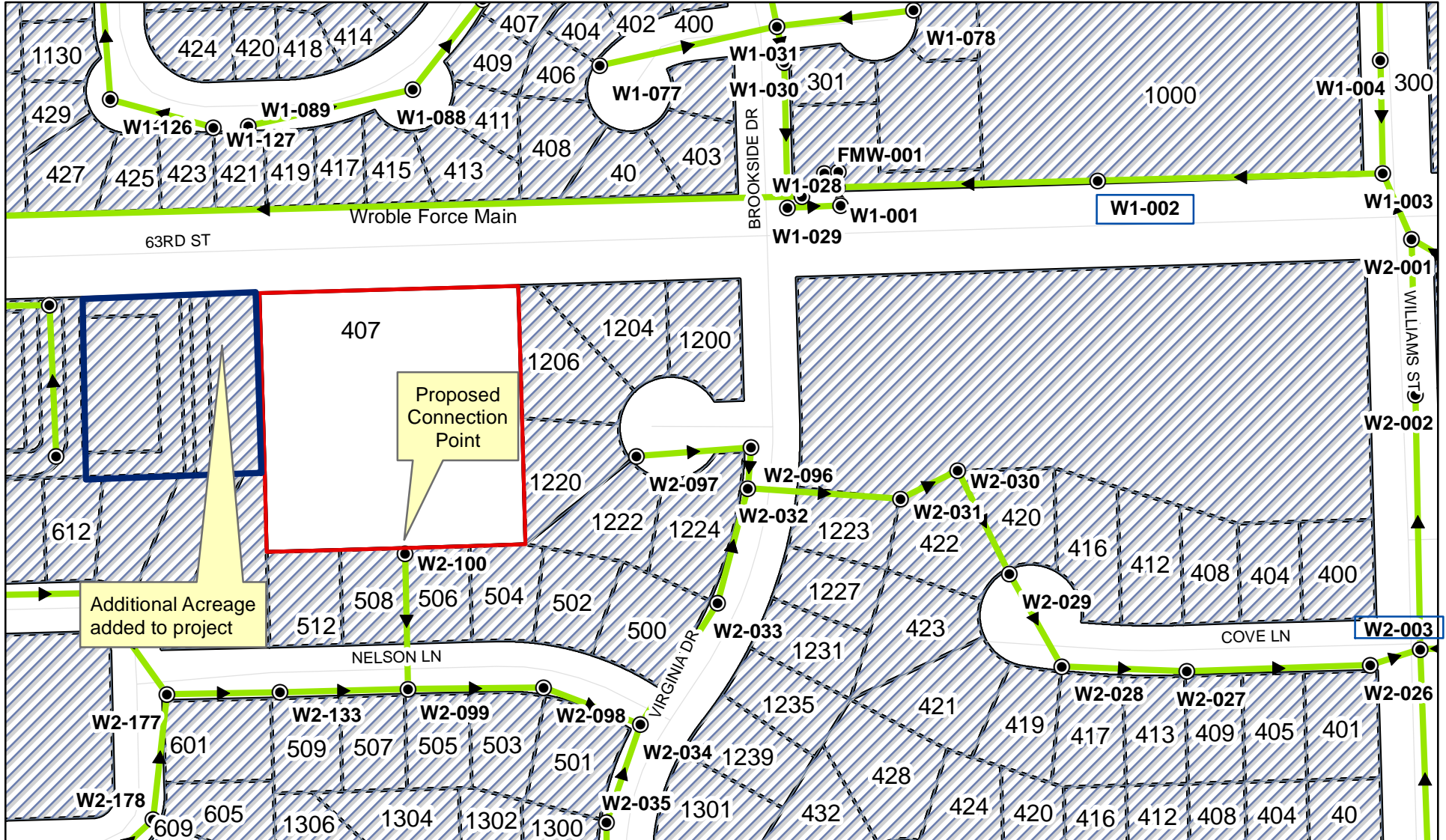
**REQUEST:**

Stephanie Thomas of Mackie Consultants, engineer and agent for the developer (Pathway Senior Living), is requesting sanitary sewer service for a 109 unit senior living facility on a 3.61 gross acre parcel at the subject location. The property is within the District's Facilities Planning Area (FPA), but the eastern parcel is not within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 7,848 gallons per day or a density of 20.93 PE per acre. This estimate is based on a flow factor of 72 gallons per day per unit. BOLI approval a similar request at this location on May 13, 2014 (P673) for 100 units on 2.4 gross acre parcel with a wastewater flow of 7,200 gallons per day.

**SUMMARY:**

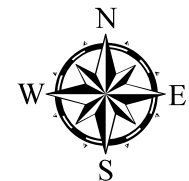
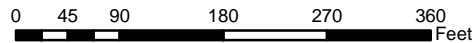
Service can be provided by connection to the existing District sewer main located in an easement at the south property line of the proposed parcel (Manhole W2-100). The District will require an additional easement grant, which has been identified on the proposed subdivision plat. The downstream trunk sewers have adequate reserve capacity to serve this request (see the attached technical memorandum from Baxter and Woodman).

Staff recommends approval of this request to a maximum flow of 5.5 gallons per minute (7,848 gallons per day), subject to annexation, the grant of additional easements, receipt of an Illinois EPA permit, payment of all fees per ordinance, and compliance with all District ordinances and standard conditions.



**Legend**

- P679
- DGSD Boundary
- Sanitary Manholes
- Sanitary Sewer



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

P679

SANITARY SEWER SERVICE REQUEST

Location 407 West 63rd Street, Westmont, Illinois

Legal Description Lot -- Block -- Subdivision --
09-21-101-010, 09-21-101-009,
09-21-101-008, 09-21-102-032,
P.I.N. 09-21-102-033, 09-21-102-035

Name of Owner on Deed Pathway Senior Living Phone No. 847-768-5100

Developer Pathway Senior Living Phone No. 847-768-5100

Name of Person Making Request Stephanie Thommes Phone No. 847-696-1400

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

9575 West Higgins Road, Suite 500, Rosemont, Illinois 60018

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

Development of a senior living facility (109 units) with all associated site improvements

Number of Acres Involved 3.047 Present Zoning R-4 Proposed Zoning R-6

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

(A) If Improved, Describe Improvements Four existing structures (one story frame residence, frame garage, concrete block storage building, and metal barn), existing gravel driveway with asphalt apron, and a concrete walk

Number & Type of Units Proposed senior living building (109 units with shared Kitchen and Laundry facilities).

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe N/A

Number & Type of Units N/A

Estimated Starting Date of Project Spring 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), complete the attached form.

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

## TECHNICAL MEMORANDUM

DATE: April 15, 2015

TO: Ted Cherwak, Downers Grove Sanitary District

FROM: Derek Wold, P.E., Baxter & Woodman

SUBJECT: Senior Living Facility Capacity Analysis, 407 W 63<sup>rd</sup> Street, Westmont, IL

The District has been approached by a developer to consider servicing a proposed senior living facility at 407 W 63<sup>rd</sup> Street in Westmont. The proposed project will serve 78.48 P.E., or approximately 7,848 gpd, and will connect to manhole W2-100. The purpose of this evaluation is to determine whether sufficient downstream capacity is available to serve the proposed development.

Record drawings and the District atlas were reviewed to determine the capacity of existing downstream sewers. Historic flow meter data was reviewed to determine the peak dry weather and the peak wet weather flow for the 10-year design event. Since a 10-year event was not recorded during the flow monitoring periods, the 10-year peak flows were calculated using the following equation:

$$(10\text{-Year Flow}) = (\text{Meter Dry Weather Flow}) + (\text{Meter Event I/I Flow}) \times (\text{WWTC 10-Year Peak I/I Flow}) / (\text{WWTC Event Peak I/I Flow})$$

Where WWTC 10-Year Peak I/I Flow was set at 77 MGD.

The 10-Year Design Event flow was calculated by averaging the calculated 10-year flow from the data at each meter location. The results are summarized in Table 1.

**TABLE 1: Downstream Flow Meters and Pipe Capacities**

| Manhole | Dia. (in) | Slope (%) | Manning's n | Full Capacity (gpm) | 10-year Design Flow (gpm) | Available Capacity (gpm) |
|---------|-----------|-----------|-------------|---------------------|---------------------------|--------------------------|
| W2-100  | 8         | 2.18%     | 0.013       | 803                 | (no tributaries)          | 803                      |
| W2-003  | 18        | 0.16%     | 0.013       | 1891                | 845                       | 1050                     |
| W1-002  | 20        | 0.20%     | 0.013       | 2800                | 2678                      | 122                      |

The proposed connection will service approximately 78.48 P.E. which has an average flow of 7,848 gpd, or 5.5 gpm, and peak flow of 23.4 gpm using the IEPA peaking factor. The sewers downstream of the proposed connection have sufficient available capacity during 10-year peak flow to receive the proposed connection. Therefore, we recommend allowing the proposed senior living facility to connect to manhole W2-100.