BOARD OF LOCAL IMPROVEMENTS
DOWNERS GROVE SANITARY DISTRICT

PROPOSED AGENDA
May 13, 2014
6:45 p.m.

I. Approve Minutes of December 10, 2013

II. Public Comment

III. P673: 407 W Sixty-Third Street, Westmont-Proposed 100 Unit Senior Living Facility

BOARD OF LOCAL IMPROVEMENTS
MINUTES
December 10, 2013

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, December 10, 2013. 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, Trustees Wallace D. Van Buren and Amy S. Kovacevic, and Attorneys Michael C. Wiedel and Michael Philipp. President Ivarson called the meeting to order at 6:45 p.m.

Minutes of August 13, 2013 Meeting

A motion was made by Rathje seconded by Jungwirth approving the minutes of the meeting held on August 13, 2013, as presented. The motion carried.

Public Comment – None

P672: 715 & 719 Rogers Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Robert W. Gudmundson, developer/consulting engineer, for a 48 unit apartment building (with 32 one bedroom units and 16 two bedroom units) on a 1.05 gross acre parcel located at 715 & 719 Rogers Street, Downers Grove. The property is within the District's Facilities Planning Area and is within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 9,600 gallons per day or a density of 91.4 PE per acre. This estimate is based on a 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. Service can be provided by connection to the existing District sewer main located in either 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. Board member Rathje recused himself from discussion and voting on this item as he had done work for the developer on matters at the property unrelated to the sanitary sewer service. A motion was made by Jungwirth seconded by Ivarson approving this request subject to a maximum flow of 6.67 gallons per minute (9,600 gallons per day), 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 Jungwirth.)

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

Approved: May 13, 2014

_____
President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
May 13, 2014
STAFF BRIEFING

P673: 407 W Sixty-Third Street, Westmont, IL

REQUEST:

Kevin Matray of Mackie Consultants, engineer and agent for the developer (Pathway Senior Living), is requesting sanitary sewer service for a 100 unit senior living building on a 2.75 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 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.

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 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 (see the attached technical memorandum from Baxter and Woodman).

Staff recommends approval of this request to a maximum flow of 5.0 gallons per minute (7,200 gallons per day), 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.

DATE 04/02/2014

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

P673

SANITARY SEWER SERVICE REQUEST

Location 407 West 63rd Street, Westmont, Illinois

Legal Description Lot --- Block --- Subdivision ---

P.I.N. 09-21-101-010

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 Kevin Matray 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.)

Developement of a senior living facility (100 units) with all associated site improvements

Number of Acres Involved +/- 2.0 Present Zoning R-4 PD 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 concrete walk

Number & Type of Units 1 proposed senior living building (100 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 TBD 2014

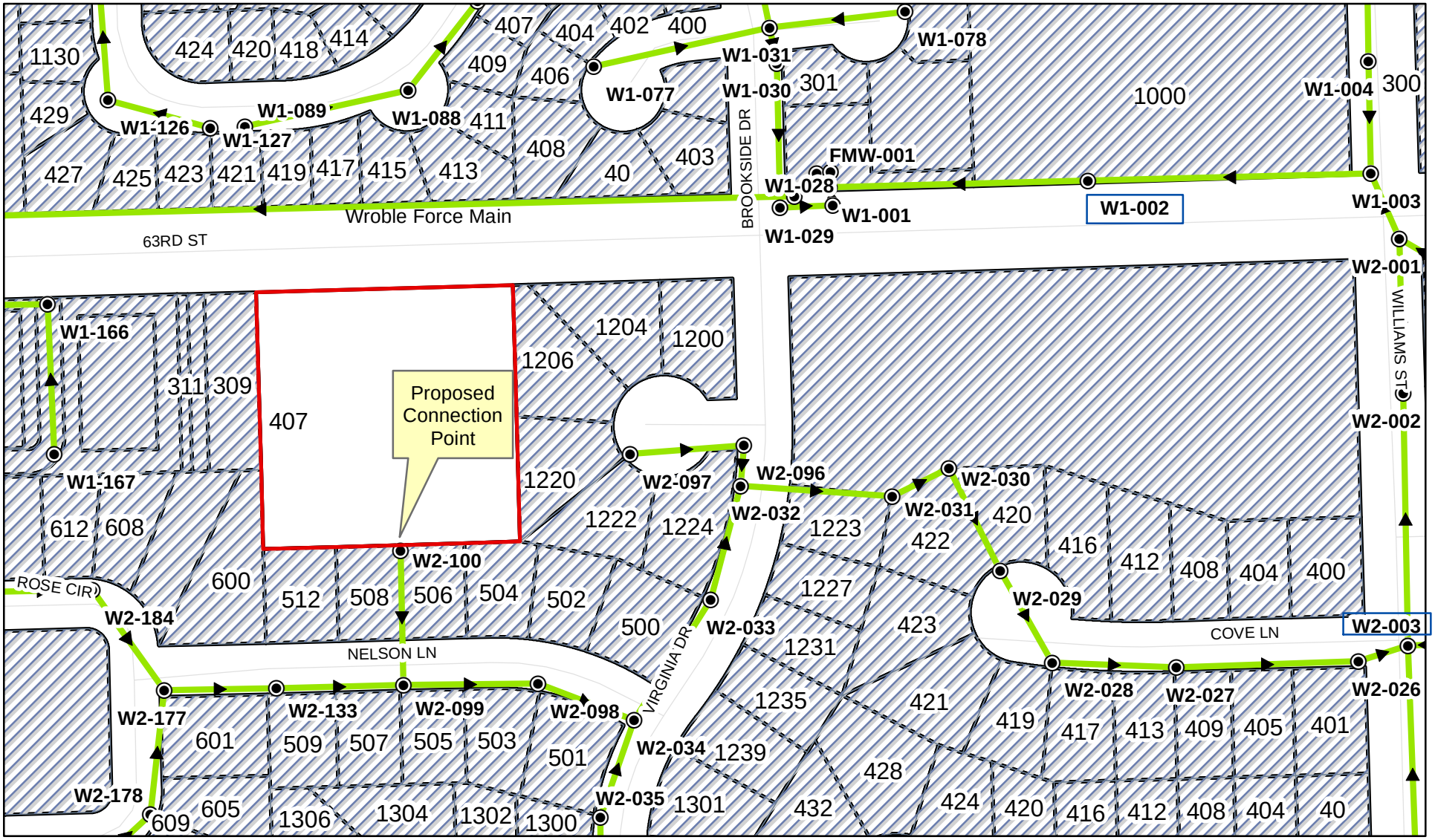
If You Propose to Annex to a Community, Which One N/A

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.

Downers Grove Sanitary District

P673 - 407 W Sixty-Third Street, Westmont



Legend

- P673
- DGSD Boundary
- Sanitary Manholes
- Sanitary Sewer

0 45 90 180 270 360 Feet

N W E S

BAXTER & WOODMAN Consulting Engineers

TECHNICAL MEMORANDUM

DATE: May 6, 2014

TO: Ted Cherwak, Downers Grove Sanitary District

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

SUBJECT: Senior Living Facility Capacity Analysis, 407 W 63rd Street, Westmont, IL

The District has been approached by a developer to consider servicing a proposed senior living facility at 407 W 63rd Street in Westmont. The proposed project will serve 72 P.E., or approximately 7,200 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-Year Flow) = (Meter Dry Weather Flow) + (Meter Event I/I Flow) x (WWTC 10-Year Peak I/I Flow) / (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	0	800
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 72 P.E. which has an average flow of 7,200 gpd, or 5 gpm, and peak flow of 21 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 W-2-100.