

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

PROPOSED AGENDA

June 16, 2015

6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of April 21, 2015
- III. Public Comment
- IV. P680: 5100 Forest Avenue, Downers Grove, 87 unit Apartment Building
- V. P681: 6006 Woodward Avenue, Downers Grove, Sewer Main Extension for One Single Family Home

DOWNERS GROVE SANITARY DISTRICT
M E M O

DATE: June 9, 2015

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Nicholas J. Menninga
General Manager

RE: Election of BOLI officers for Fiscal Year 2015-2016

On May 19, 2015, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2015-2016. The BOLI will need to elect officers for the fiscal year at the June 16, 2015 meeting. 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 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. 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. 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

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

BOARD OF LOCAL IMPROVEMENTS
MINUTES
April 21, 2015

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, April 21, 2015. 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, Trustees Wallace D. Van Buren, Amy S. Kovacevic and Attorney Michael G. Philipp. President Rathje called the meeting to order at 6:45 p.m.

Minutes of February 17, 2015 Meeting

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

Public Comment – None

P679 – 407 W. Sixty-Third Street, Westmont

The Board reviewed a request for sanitary sewer service from Stephanie Thomas of Mackie Consultants, engineer and agent for the developer (Pathway Senior Living) for a 109 unit senior living facility on a 3.61 gross acre parcel at 407 W. Sixty-Third Street, Westmont. 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 development is estimated to generate wastewater flows 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. 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 downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends 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 employer. A motion was made by Scacco seconded by Rathje approving 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, compliance with all District ordinances and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje and Scacco. Present–Jungwirth.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:52 p.m. The motion carried.

Approved: June 16, 2015

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
June 16, 2015
STAFF BRIEFING

P680: 5100 Forest Avenue, Downers Grove, IL

REQUEST:

Michael T. Ungeran of C. M. Lavoie and Associates, engineer and agent for the developer (Holladay Properties), is requesting sanitary sewer service for an 87 unit apartment building on a 1.67 gross acre parcel at the subject location. 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 14,900 gallons per day or a density of 89.22 PE per acre. This estimate is based on a standard flow factor of 1.0 PE per one-bedroom unit (56 units) and 3.0 PE per two-bedroom units (31 units). The BOLI had approved two previous requests for this site that were never constructed, on May 13, 2008 (P654) and September 11, 2012 (P667).

SUMMARY:

Service can be provided to this property by connection to the Sanitary District sewer located in Gilbert Avenue. 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 10.35 gallons per minute (14,900 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

P680

SANITARY SEWER SERVICE REQUEST

Location 5100 FOREST AVENUE, DOWNERS GROVE

Legal Description Lot _____ Block _____ Subdivision _____

SEE ATTACHED SHEET FOR LEGAL DESCRIPTIONS P.I.N. 09-08-126-005

Name of Owner on Deed HOLLADAY PROPERTIES Phone No. _____

Developer HOLLADAY PROPERTIES Phone No. (219) 762-5320

Name of Person Making Request MICHAEL T. UNGERAN Phone No. (815) 254-0505

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

C.M. LAVOIE & ASSOICATES, INC.; 1050 W. ROUTE 126, PLAINFIELD, IL 60544

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

Number of Acres Involved 1.1 Present Zoning DB Proposed Zoning DB

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

(A) If Improved, Describe Improvements EXISTING SITE IS A VACATED BANK

Number & Type of Units _____

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe EXISTING STRUCTURE IS TO BE DEMOLISHED. A MULTI-STORY APARTMENT COMPLEX W/ ASSOICATED UTILITIES

AND PARKING LOT. Number & Type of Units 87 UNITS

Estimated Starting Date of Project FALL 2015

If You Propose to Annex to a Community, Which One CURRENTLY IN VILLAGE OF DOWNERS GROVE

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****

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (BEING A PART OF LOT 57 OF ASSESSOR'S SUBDIVISION OF SECTION 8 AFORESAID) DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER SECTION STAKE IN THE WEST LINE OF SECTION 8, AFORESAID; THENCE NORTH ON THE SECTION LINE 30 FEET; THENCE EAST ALONG THE NORTH LINE OF GILBERT AVENUE, 386.76 FEET FOR A POINT OF BEGINNING; THENCE NORTH 258 FEET TO THE SOUTH LINE OF RAILROAD LAND; THENCE SOUTH 56 DEGREES 15 MINUTES EAST ALONG THE LINE OF THE RAILROAD LAND, 236 FEET TO THE WEST LINE OF FOOTE STREET; THENCE SOUTH ALONG THE WEST LINE OF FOOTE STREET, 24.25 FEET; THENCE SOUTH 9 DEGREES 30 MINUTES WEST ALONG THE WEST LINE OF FOOTE STREET, 108.25 FEET TO THE NORTH LINE OF GILBERT AVENUE; THENCE WEST ALONG THE NORTH LINE OF GILBERT AVENUE, 179.5 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

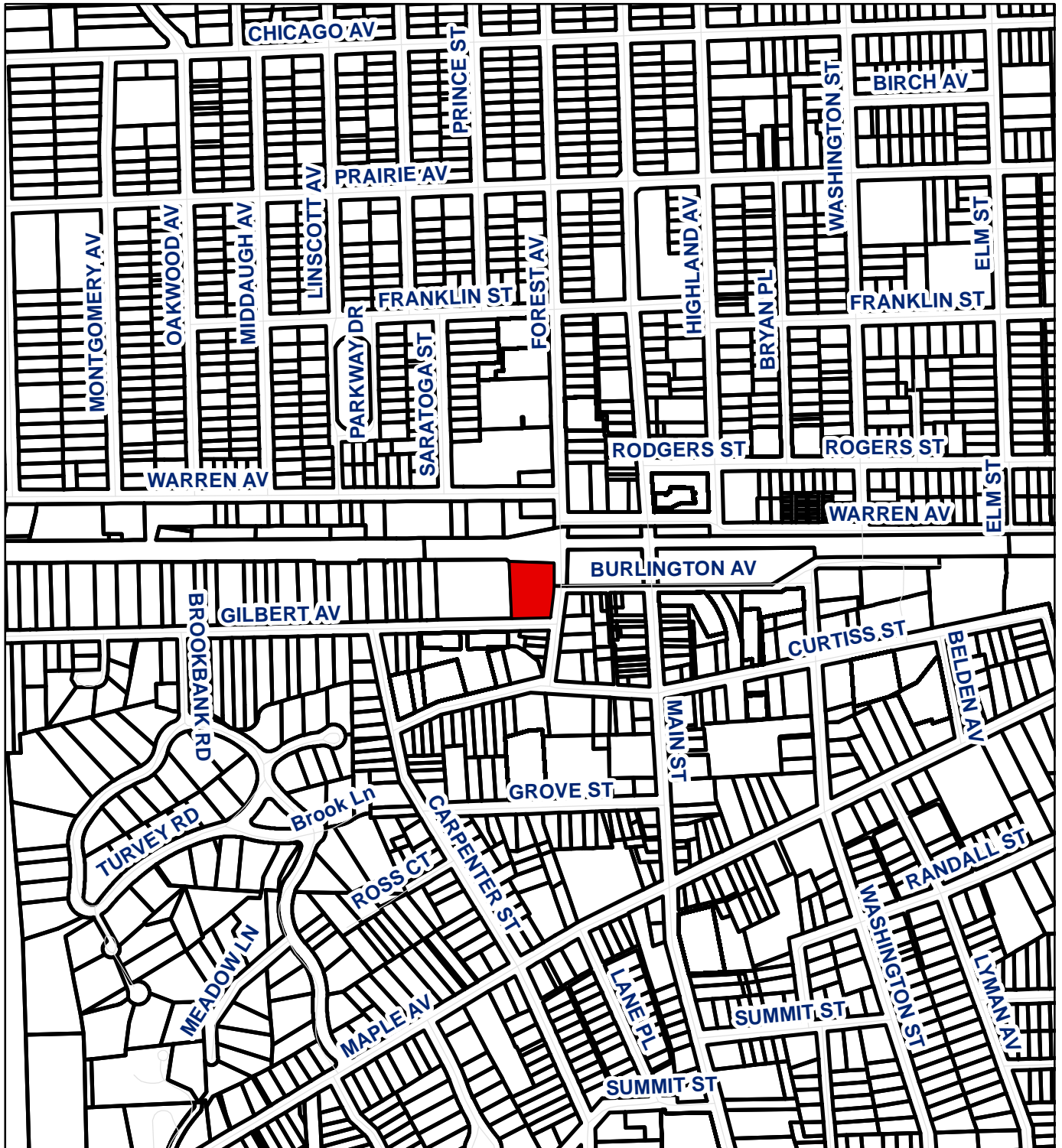
PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GILBERT AVENUE IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, WHICH POINT IS 30.00 FEET DISTANT NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF GILBERT AVENUE; THENCE SOUTH 89 DEGREES 16 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF GILBERT AVENUE, A DISTANCE OF 386.76 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OWNED BY GEORGE AND MABEL STAIGER; THENCE NORTH 0 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID STAIGER PROPERTY A DISTANCE OF 258.60 FEET TO THE TRUE POINT OF BEGINNING AT AN IRON PIPE AT THE NORTHWEST CORNER OF THE STAIGER PROPERTY WHICH IS 54.15 FEET DISTANCE SOUTH 0 DEGREES 01 MINUTES 20 SECONDS WEST FROM THE CENTER LINE OF THE CENTER MAIN TRACK (THERE BEING THREE MAIN LINE TRACKS) OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 85 DEGREES 33 MINUTES 30 SECONDS EAST A DISTANCE OF 185.25 FEET TO A POINT THAT IS 62.35 FEET DISTANT SOUTH 1 DEGREES 53 MINUTES 58 SECONDS WEST FROM THE CENTER LINE OF THE CENTER MAIN LINE RAILROAD TRACK AFORESAID AND 14.00 FEET DISTANCE 89 DEGREES 14 MINUTES 20 SECONDS WEST FROM THE WEST LINE OF FOREST AVENUE (FORMERLY FOOTE STREET) IN SAID VILLAGE OF DOWNERS GROVE; THENCE SOUTH 6 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 118.03 FEET TO THE NORTHEAST CORNER OF SAID STAIGER PROPERTY (WHICH IS ON THE WEST LINE OF SAID FOREST AVENUE AND IS 22.35 FEET DISTANT NORTH 0 DEGREES 45 MINUTES 40 SECONDS EAST FROM AN ANGLE POINT IN SAID STREET LINE); THENCE NORTH 56 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID STAIGER PROPERTY A DISTANCE OF 237.09 FEET TO THE POINT OF BEGINNING, AFORESAID, IN DUPAGE COUNTY, ILLINOIS

SAID PARCEL OF LAND CONTAINING 48,136 SQUARE FEET OR 1.105 ACRES, MORE OR LESS.

P.I.N. 09-08-126-005

Location Map: P680 - 5100 Forest Avenue, Downers Grove



Legend

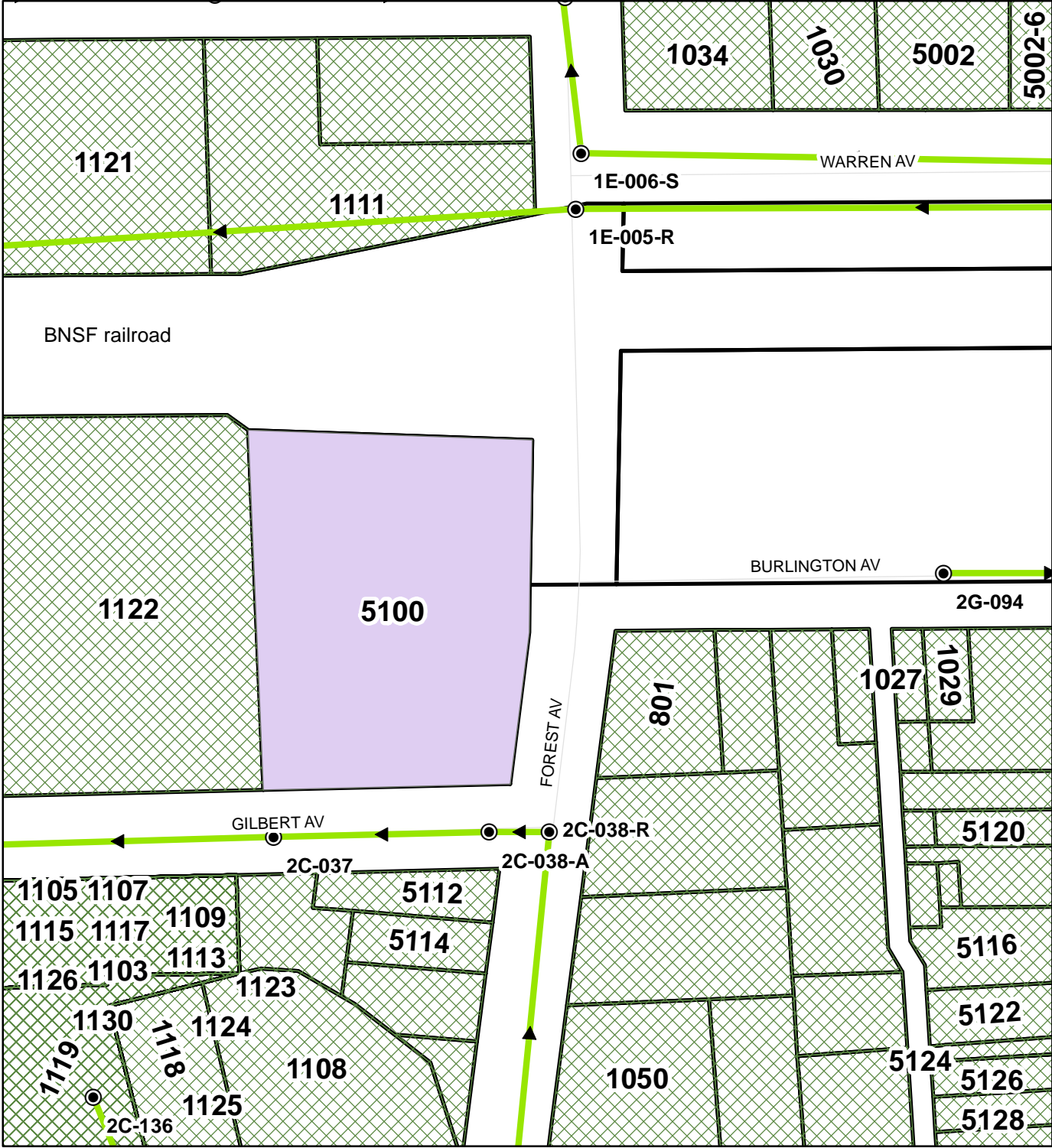


P680

0 230 460 920 1,380 1,840 Feet

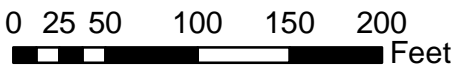


P680 - 5100 Forest Avenue, Downers Grove



Legend

- P680
- Sanitary Sewer
- Sanitary Manholes
- DGSD Boundary



8840 W. 192nd Street
Mokena, IL 60448
815.459.1260
708.478.8710
www.baxterwoodman.com
info@baxterwoodman.com



Memo

To: Ted Cherwak, Downers Grove Sanitary District

From: Derek Wold and Shane Firsching, Baxter and Woodman, Inc.

Date: Wednesday, May 27, 2015 **Project No.: 150163**

Subject: 5100 Forest Avenue Capacity Analysis

The District has been approached by a developer to serve a proposed apartment complex at 5100 Forest Avenue. The proposed development will generate 14,900 gallons per day (gpd), or approximately 149 P.E., and will connect to manhole 2C-038. This equates to an average daily flow of 10 gallons per minute (gpm) and a peak flow of 44 gpm. The purpose of this evaluation is to determine whether sufficient downstream capacity is available to serve the subject property.

A similar evaluation was performed in 2012 for a proposed development that was approximately half as large as the current proposed development. Similar to the 2012 evaluation, 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 the 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 the 2012 evaluation, the same hydraulic model was used.

Our evaluation determined that the existing trunk sewer currently surcharges approximately 11 inches above the pipe crown between manholes 2C-024 and 2C-038 during a ten year event. The model indicates that the peak flow from the proposed development will increase the hydraulic grade line less than 3 inches during the ten year event.

In addition, the trunk sewer downstream at 2C-010 has approximately 1,600 gpm of reserve capacity and flow from the Gilbert Avenue trunk sewer does not impact the frequency of the overflows at manhole 2D-001. The estimated additional peak flow of 44 gpm will have a negligible impact on this trunk sewer.

Our analysis has shown that the addition of the development will not significantly impact 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. Thus, the additional flow from the proposed development will have a negligible impact on the sewer system operation.

BOARD OF LOCAL IMPROVEMENTS
June 16, 2015
STAFF BRIEFING

P681: 6006 Woodward Avenue, Downers Grove

REQUEST:

Mike Ricklefs of Greenscape Homes LLC., owner-developer, is requesting sanitary sewer service for a lot single family lot on a 0.50 gross acre parcel at the above location (there is an existing home the property which will be demolished and a new home built). The property is within the District's Facilities Planning Area (FPA), but it is not within the District's current corporate limits. This location will require the annexation of the Woodward Avenue right-of-way to make the parcel contiguous with the existing District boundary. The proposed development is estimated to generate wastewater flows of 350 gallons per day, based on the standard single family flow rate of 350 gallons per day per house. This would result in a density of 7.0 PE per acre.

SUMMARY:

Service can be provided to this property by extension of the District sewers located on Woodward Avenue (about 265-feet south of the property). The proposed sewer layout 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 to a maximum flow of 350 gallons per day, subject to annexation (including the Woodward Avenue right-of-way), 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.

DATE 5/22/15

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

P681

SANITARY SEWER SERVICE REQUEST

Location 6006 WOODWARD AVE. DOWNERS GROVE

Legal Description Lot 12 Block 21 Subdivision DG GARDENS

P.I.N. 08-13-409-030

Name of Owner on Deed GREENSCAPE HOMES Phone No. 630-291-2045

Developer GREENSCAPE HOMES, LLC Phone No. 630-291-2045

Name of Person Making Request MIKE RICKLEFS Phone No. 630-291-2035

Fax No. _____ E mail: MIKE.RICKLEFS@GREENSCAPEHOMES.COM

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

4355 WEAVER PLY SUITE 120, WARRENVILLE IL 60555

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

Number of Acres Involved 0.46 Present Zoning R4 Proposed Zoning R4

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

(A) If Improved, Describe Improvements DEMO & NEW CONSTRUCTION

Number & Type of Units 1 - SINGLE FAMILY HOUSE

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

Number & Type of Units _____

Estimated Starting Date of Project AUGUST 2015

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****

Location Map: P681 - 6006 Woodward Avenue, Downers Grove



0 125 250 500 750 1,000 Feet

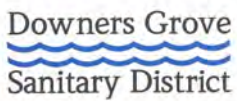
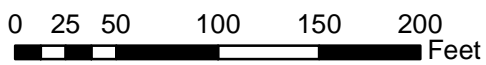
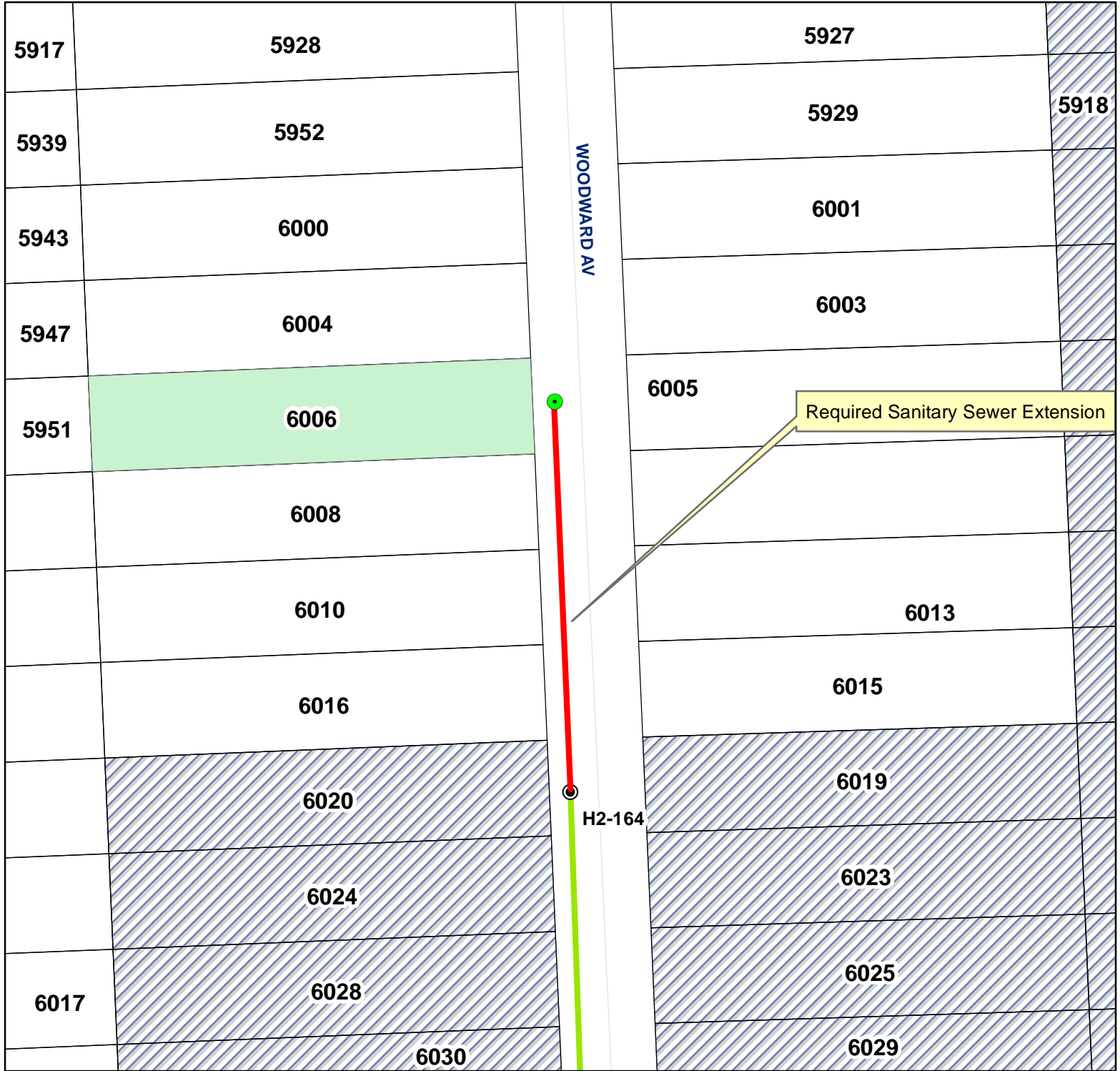
Downers Grove
Sanitary District

Legend

 P681



P681 - 6006 Woodward Avenue, Downers Grove



Legend

- P681
- DGSD Boundary
- Sanitary Manholes
- Sanitary Sewer

