

BOARD OF LOCAL IMPROVEMENTS  
MINUTES  
August 18, 2015

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, August 18, 2015. 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, Sewer Construction Supervisor Ted Cherwak, Information Coordinator Alyssa Cherwak, Trustees Wallace D. Van Buren, Amy S. Kovacevic and Donald F. Peters and Attorney Michael Philipp. Also in attendance were Chris Lavoie of C. M. Lavoie and Associates, Inc. and Jamie Wilkey of Lauterbach & Amen, LLP. President Rathje called the meeting to order at 6:45 p.m. Board of Local Improvements Member Mark J. Scacco arrived at 6:53 p.m., before action was taken on item P682.

Minutes of June 16, 2015 Meeting

A motion was made by Jungwirth seconded by Rathje approving the minutes of the meeting held on June 16, 2015. The motion carried.

Public Comment – None

P682 – 20 W 61<sup>st</sup> Street, Westmont, IL

The Board reviewed a request for sanitary sewer service from Mike Ricklefs of Greenscape Homes LLC, owner-developer, for a single family lot on a 0.46 gross acre parcel at 20 W 61<sup>st</sup> Street, Westmont. The property is within the District's Facilities Planning Area but is not within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 350 gallons per day or a density of 7.0 PE per acre. This estimate is based on the standard single family flow rate of 350 gallons per day per house. Service can be provided to this property by extension of the Sanitary District sewer located on 61<sup>st</sup> Street (about 340 feet east of the property). The proposed sewer layout requires a variance with the Sanitary District's Unsewered Area Plan. The proposed sewer design has the subject property being served from the existing system to the east rather than the existing system to the west as noted in the Unsewered Area Plan. This will require a reduced pipe slope to maintain adequate cover over the pipe. This variation falls within standard sewer design practices. 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 including the variance to the Unsewered Area Plan for the sewer extension not to exceed 150 feet in length beyond the Plan projection, to a maximum flow of 350 gallons per day, 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.)

P683 – 904-910 Curtiss Street, Downers Grove, IL

The Board reviewed a request for sanitary sewer service from Timothy Parmenter of C. M. Lavoie and Associates, Inc., engineer and agent for the developer (Nu-Living, LLC), for a 48 unit apartment building on a 0.93 gross acre parcel at 904-910 Curtiss Street, Downers Grove. The existing buildings with apartments and retail space will be demolished. The property is within the District's Facilities Planning Area and is within the District's current corporate limits. The proposed

development is estimated to generate wastewater flows of 12,700 gallons per day, based on a standard flow factor of 1.5 PE per one-bedroom unit (12 units), 3.0 PE per two-bedroom units (32 units), 3.0 PE per three-bedroom units (4 units) and 1.0 PE for the retail space. This would result in net increase flows of 9,310 gallons per day (a density of 93.0 PE per acre). Service can be provided to this property by connection to either of the Sanitary District sewers located in Curtiss Street or Washington Street. The downstream trunk sewers have adequate reserve capacity to serve this request as noted in the memo prepared by Baxter and Woodman. Staff recommended approval of this request. A motion was made by Jungwirth seconded by Scacco approving this request subject to a maximum flow of 8.82 gallons per minute (12,700 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—Rathje, Jungwirth and Scacco.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:58 p.m. The motion carried.

Approved: September 15, 2015

          /s/ Kenneth J. Kathje /s/            
President

Attest:           /s/ Mark J. Scacco /s/            
Clerk