

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

PROPOSED AGENDA

August 18, 2015

6:45 p.m.

- I. Approve Minutes of June 16, 2015
- II. Public Comment
- III. P682: 20 W 61st Street, Westmont, Sewer Main Extension for One Single Family Home
- IV. P683: 904 & 910 Curtiss Street, Downers Grove, 48 unit Apartment Building

BOARD OF LOCAL IMPROVEMENTS
MINUTES
June 16, 2015

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, June 16, 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, Collection System 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 Matthew Larson of Carollo Engineers, and Sandy and David O'Boyle. Board of Local Improvements Member Mark J. Scacco was absent. 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 Mark Scacco as Clerk, closing the nominations, and electing Mark Scacco as Clerk. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

Minutes of April 21, 2015 Meeting

A motion was made by Jungwirth seconded by Rathje approving the minutes of the meeting held on April 21, 2015, as corrected for typographical error. The motion carried.

Public Comment – None

P680 – 5100 Forest Avenue, Downers Grove, IL

The Board reviewed a request for sanitary sewer service from Michael T. Ungeran of C. M. Lavoie and Associates, engineer and agent for the developer (Holladay Properties) for an 87 unit apartment building on a 1.67 gross acre parcel at 5100 Forest Avenue, Downers Grove. The property is within the District's Facilities Planning Area 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). 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 per a review memo from Baxter & Woodman. Staff recommended approval of this request. A motion was made by Jungwirth seconded by Rathje approving this request subject to a maximum flow of 10.35 gallons per minute (14,900 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 and Jungwirth.)

P681 – 6006 Woodward Avenue, Downers Grove, 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 0.50 gross acre parcel at 6006 Woodward Avenue, Downers Grove. There is an existing home on the property which will be demolished and a new home built. The property is within the District's Facilities Planning Area, but 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. 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 recommended approval of this request. A motion was made by Jungwirth seconded by Rathje approving this request subject to a maximum flow of 350 gallons per day, 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, 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 6:51 p.m. The motion carried.

Approved: August 18, 2015

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
August 18, 2015
STAFF BRIEFING

P682: 20 W 61st Street, Westmont

REQUEST:

Mike Ricklefs of Greenscape Homes LLC., owner-developer, is requesting sanitary sewer service for a lot single family lot on a 0.46 gross acre parcel at the above 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 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 61st 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. 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 recommends approval of this request, including the variance to the Unsewered Area Plan, 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.

P682

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

DATE 6/18/15

RECEIVED

JUN 18 2015

DOWNERS GROVE
SANITARY DISTRICT

SANITARY SEWER SERVICE REQUEST

Location 20 West 61st St. Westmont, IL

Legal Description Lot West Half of 18 Block 4 Subdivision Fairview

P.I.N. 09-16-303-040

Name of Owner on Deed Greenscape Homes, LLC Phone No. 630-281-2035

Developer Greenscape Homes, LLC Phone No. 630-281-2035

Name of Person Making Request Michael Ricklefs Phone No. 630-281-2035

Fax No. 630-281-2021 E mail: Mike.Ricklefs@greenscapehomes.com

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

4355 Weaver PKWY, Suite 120 Warrenville, IL 60555

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

Number of Acres Involved 0.42 Present Zoning _____ Proposed Zoning _____

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

(A) If Improved, Describe Improvements _____

Number & Type of Units 1 - Single Family House

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

Number & Type of Units _____

Estimated Starting Date of Project _____

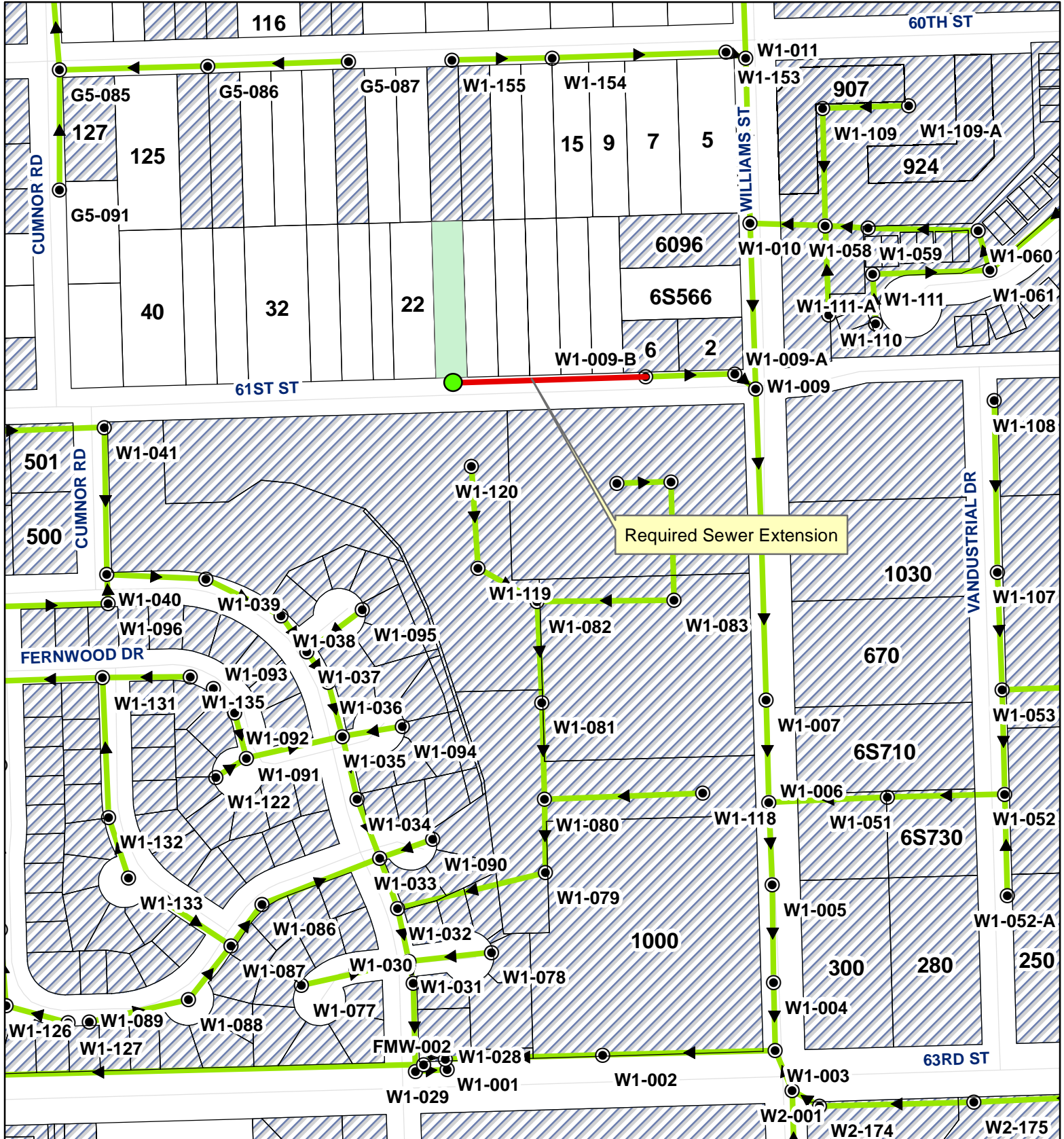
If You Propose to Annex to a Community, Which One _____

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****

P682 - 20 W 61st Street, Westmont



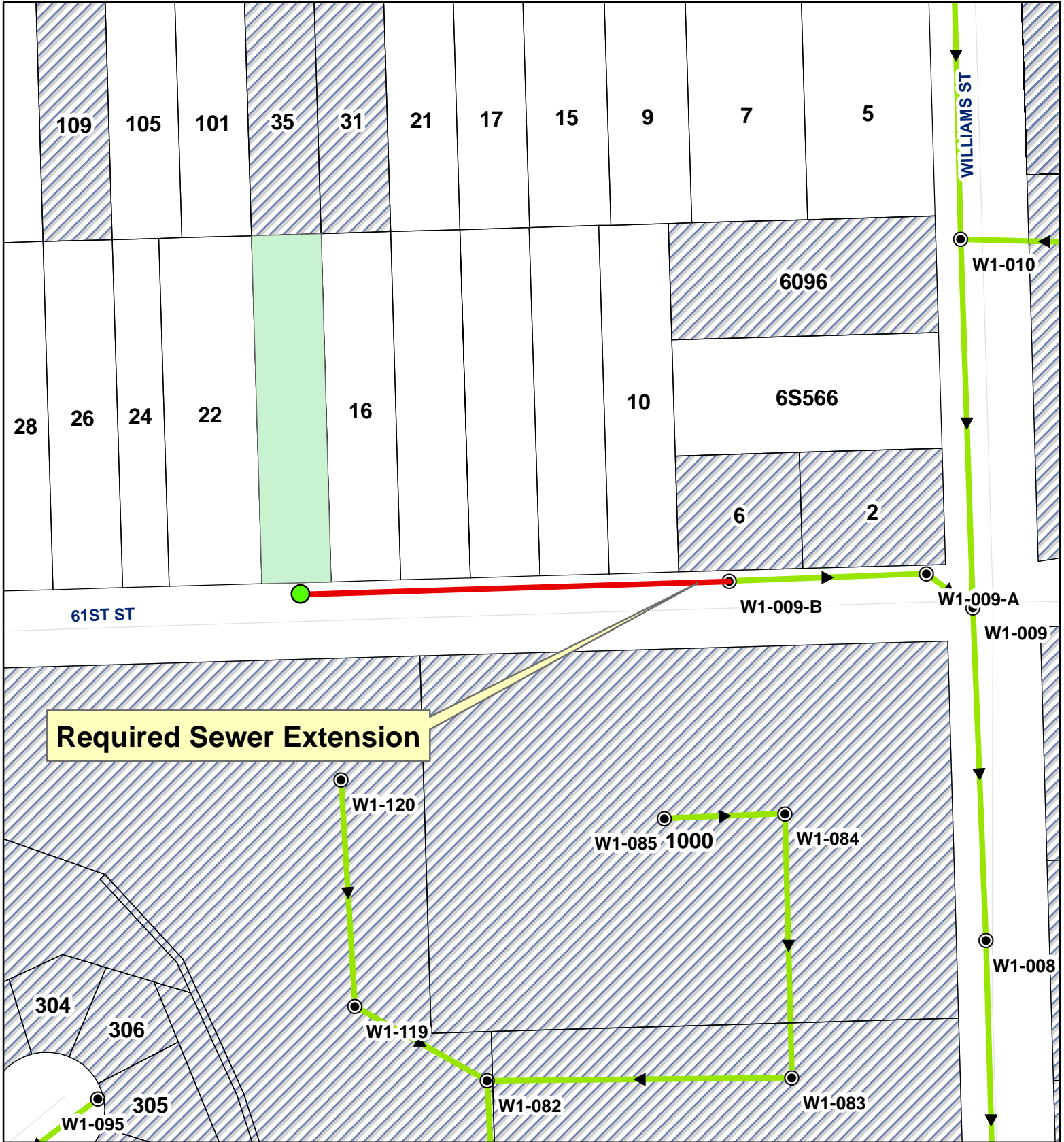
Downers Grove
Sanitary District

Legend

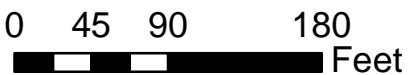
-  P682
-  Sanitary Manholes
-  Sanitary Sewer



P682 - 20 W 61st Street, Westmont



Required Sewer Extension



Downers Grove
Sanitary District

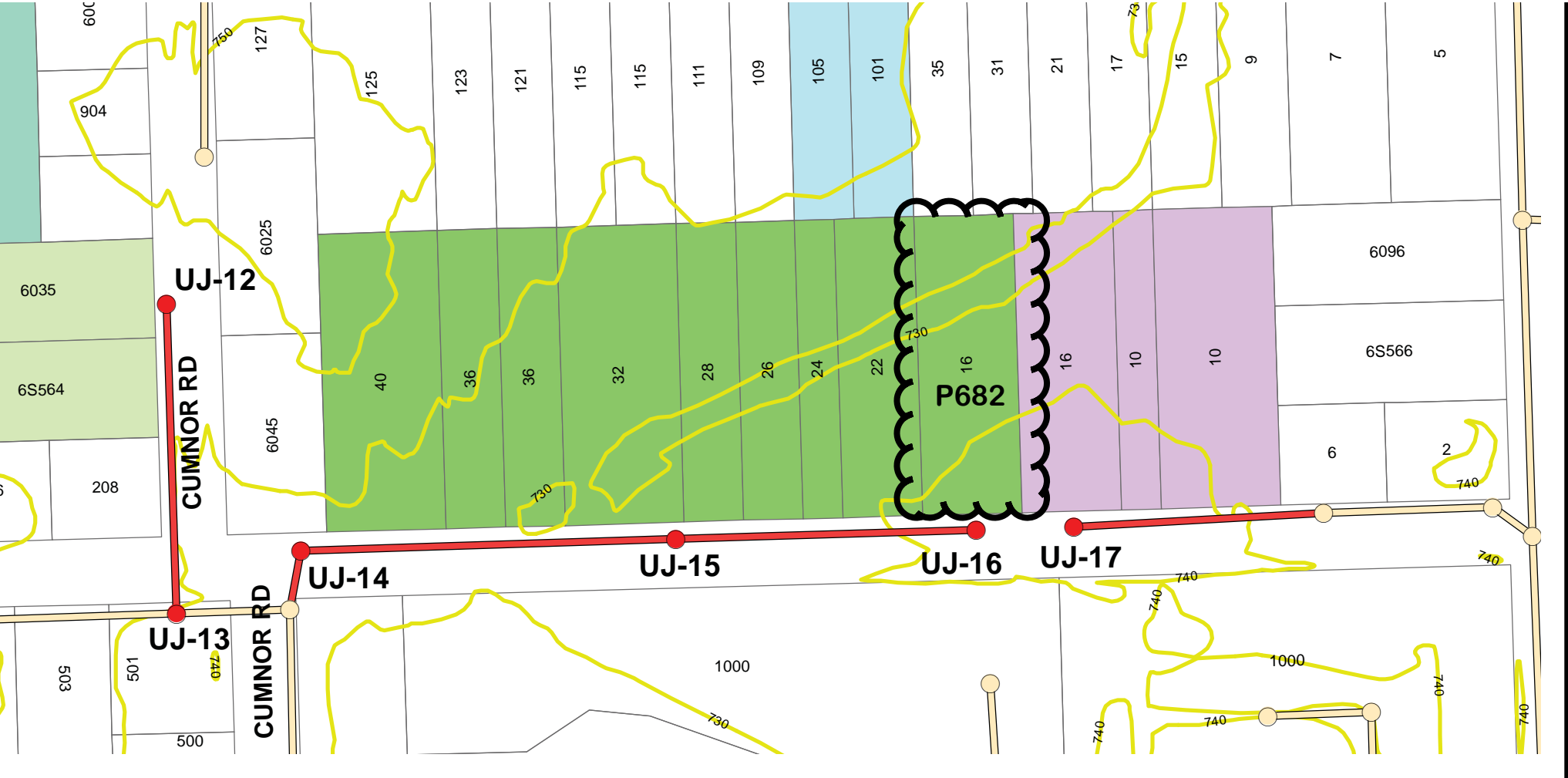
Legend

- P682
- Sanitary Manholes
- Sanitary Sewer



Excerpt - Unsewered Area Plan

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BOARD OF LOCAL IMPROVEMENTS
August 18, 2015
STAFF BRIEFING

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

REQUEST:

Timothy Parmenter of C. M. Lavoie and Associates, engineer and agent for the developer (Nu-Living, LLC), is requesting sanitary sewer service for an 48 unit apartment building on a 0.93 gross acre parcel at the subject location. The existing buildings with apartments and retail space will be demolished. 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 12,700 gallons per day or a density of 137 PE per acre. This estimate is based on a standard flow factor of 1.0 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. The proposed use will result in net increase of flows of 9,310 gallons per day (93.0 PE).

SUMMARY:

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 (see attached memo from Baxter & Woodman). Staff recommends approval of this request to a maximum flow of 8.82 gallons per minute (12,700 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

P683

SANITARY SEWER SERVICE REQUEST

Location 904-910 CURTISS AVENUE, DOWNERS GROVE

Legal Description Lot _____ Block _____ Subdivision _____

SEE ATTACHED SHEET FOR LEGAL DESCRIPTIONS P.I.N. 09-08-304-002 and 09-08-304-001

Name of Owner on Deed JOHN AND IVICA PENA VIC Phone No. _____

Developer NU-LIVING, LLC Phone No. _____

Name of Person Making Request TIMOTHY PARMENTER 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 0.66 Present Zoning DB Proposed Zoning DB

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

(A) If Improved, Describe Improvements EXISTING SITES CONTAIN A TWO STORY
RETAIL/APARTMENT BUILDING AND ONE STORY
APARTMENT BUILDING

Number & Type of Units 24 APARTMENTS AND 4 RETAIL SPACES

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

PHASED DEMOLITION AND PHASED CONSTRUCTION OF 4 STORY APARTMENT BUILDING
CONTAINING 12-1 BEDROOM, 32-2 BEDROOM, 4-3 BEDROOM APARTMENTS WITH 2 RETAIL
SPACES, ASSOCIATED PARKING, AND UTILITIES Number & Type of Units 48 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:

THE WEST 50 FEET OF LOT 6 IN BLOCK 2 IN CURTISS ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 7 AND 8 IN BLOCK 2 IN CURTISS ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, IN DUPAGE COUNTY, ILLINOIS.

Memo

To: Ted Cherwak, Downers Grove Sanitary District

From: Shane Firsching P.E., Baxter and Woodman, Inc.

Date: Tuesday, August 11, 2015 **Project No.: 150163**

Subject: 904-910 Curtiss Street Capacity Analysis

The District has been approached by a developer to serve a proposed apartment and retail complex at the combined parcels of 904 and 910 Curtiss Street. The proposed development would replace the existing apartment and commercial buildings and would generate a total of 12,700 gallons per day (gpd), or 127 population equivalents (P.E.), and would connect upstream of manhole 2G-006. The proposed net increase in wastewater generation would be 9,300 gpd, or 93 P.E. This equates to an average daily net flow increase of 7 gallons per minute (gpm) and a peak flow of 28 gpm. The purpose of this evaluation is to determine whether sufficient downstream capacity is available to serve the subject property.

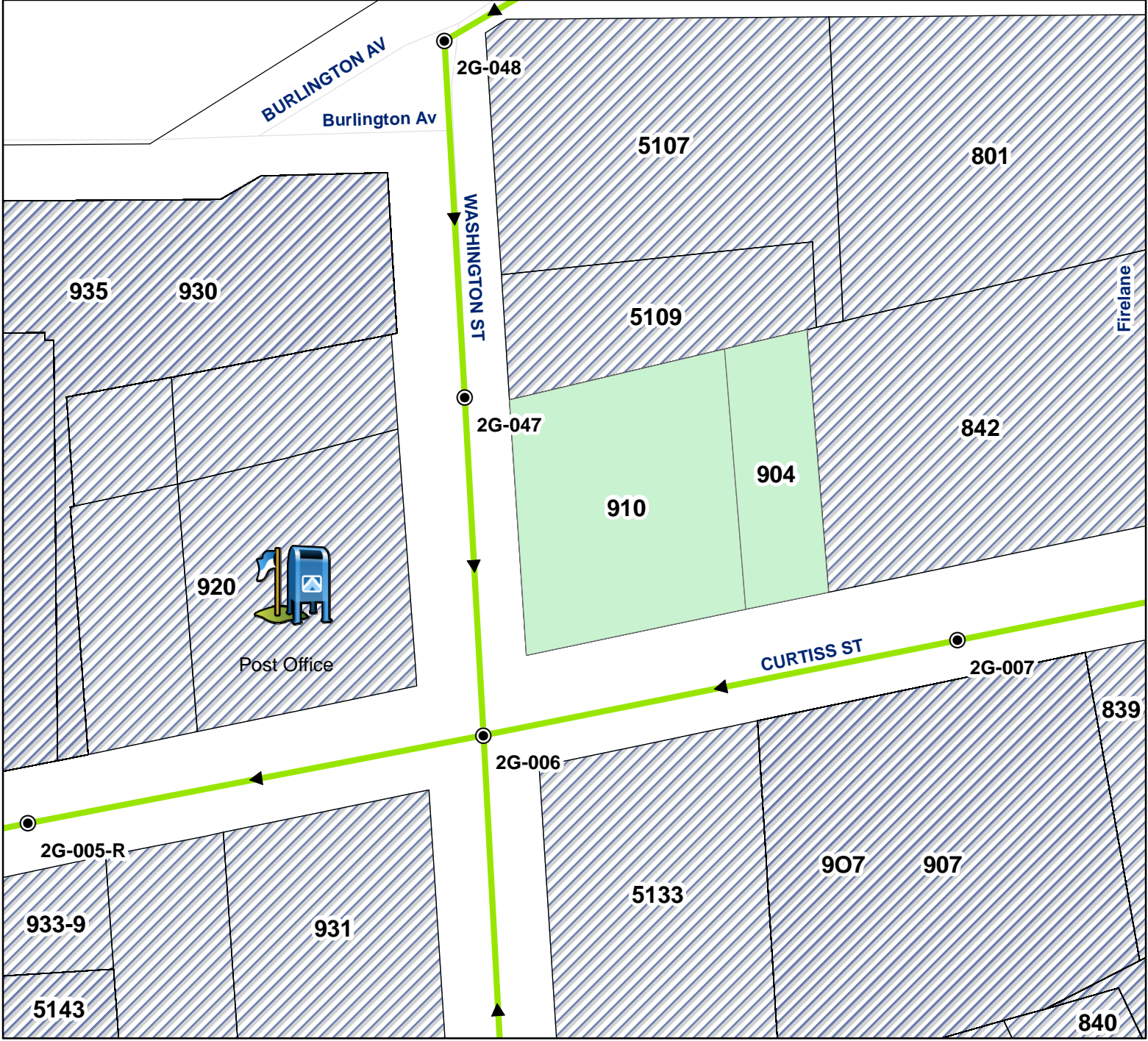
The District's hydraulic model of the 18-inch Gilbert Avenue Trunk Sewer was used to evaluate the existing capacity and to determine the impact of the additional flow. Typically, the District evaluates sanitary sewers for the capability to handle a ten-year frequency storm event. Because only minor improvements to the local sewer system have occurred since the 2012 when a similar evaluation was performed, 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 2 inches during the ten year event.

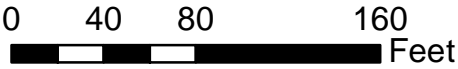
In addition, the trunk sewer downstream of manhole 2C-010 has approximately 1,600 gpm of reserve capacity. Wastewater flow from the Gilbert Avenue trunk sewer does not impact the frequency of the overflows at manhole 2D-001. The estimated additional peak flow of 28 gpm will have a negligible impact on the sanitary collection system.

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.

P683 - 904 & 910 Curtiss Street, Downers Grove



Downers Grove
Sanitary District



Legend

- P683
- DGSD Boundary
- Sanitary Manholes
- Sanitary Sewer

