

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

PROPOSED AGENDA  
September 15, 2015  
6:45 p.m.

- I. Approve Minutes of August 18, 2015
- II. Public Comment
- III. P684: 5836 Janes Avenue, Downers Grove, Sewer Main Extension for One Single Family Home

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

\_\_\_\_\_  
President

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

**BOARD OF LOCAL IMPROVEMENTS**  
**September 15, 2015**  
**STAFF BRIEFING**

P684: 5836 Janes Avenue, Downers Grove

REQUEST:

David Bradley of Bradley Construction Services, developer/agent for the owner, is requesting sanitary sewer service for a lot single family lot on a 0.76 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. 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 4.6 PE per acre.

SUMMARY:

Service can be provided to this property by extension of the District sewer located on Janes Avenue (about 85-feet from the manhole 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, 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 8-18-15

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

**P684**

SANITARY SEWER SERVICE REQUEST

Location 5836 JAMES AVE., DOWNERS GROVE

Legal Description Lot 38 Block \_\_\_\_\_ Subdivision BELMONT PARK

P.I.N. 08-13-111-014

Name of Owner on Deed ADAM ZELLMER Phone No. 773-968-9246

Developer BRADLEY CONSTRUCTION SERVICES Phone No. 630-675-8472

Name of Person Making Request DAVID BRADLEY Phone No. 630-675-8472

Fax No. 630-241-3539 E mail: dave bradley 76 @ gmail . com

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

1032 OGDEN AVE., DOWNERS GROVE, IL. 60515

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

Number of Acres Involved .69 Present Zoning RES Proposed Zoning SAME

Is the Property (A) Improved YES (B) Vacant NO

(A) If Improved, Describe Improvements SINGLE FAMILY RESIDENCE

Number & Type of Units 1

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

NEW SINGLE FAMILY RESIDENCE (TO BE BUILT)

Number & Type of Units 1

Estimated Starting Date of Project 9/15/15

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

**NOTE:** If this request is for

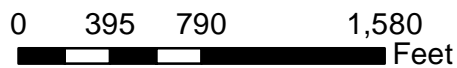
- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

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

# P684

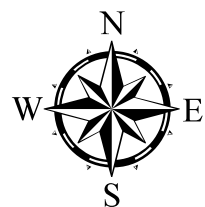
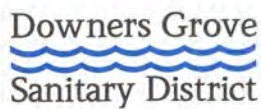
## 5836 Janes Avenue

### Location Map



### Legend

 P684



# P684

## 5836 Janes Avenue



### Legend

- P684
- DGSD Boundary
- Sanitary Manholes
- Sanitary Sewer

