

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

PROPOSED AGENDA
February 10th, 2026
6:30 p.m.

- I. Approve Minutes of December 16th, 2025
- II. Public Comment
- III. P723: 4031 Venard Road – Single Family Sewer Extension

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

P723

SANITARY SEWER SERVICE REQUEST

Location 4031 Venard Road, Downers Grove, IL

Legal Description Lot 59 Block _____ Subdivision Arthur T McIntosh & Co.'s

Downers Grove Acres P.I.N. 09-06-204-012

Name of Owner on Deed Breezepointe LLC Phone No. (847) 452-2887

Developer Breezepointe LLC Phone No. (847) 452-2887

Name of Person Making Request Pavlo Rabynyuk Phone No. (847) 452-2887

E mail: pr@breezepoint.homes

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

11625 Hidden Valley Cove, Orland Park, IL 60467

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

Number of Acres Involved 0.69 Present Zoning R-2 Proposed Zoning R-2

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

(A) If Improved, Describe Improvements Proposed single family residence that needs sanitary service

Number & Type of Units 1 single family residence

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

Number & Type of Units _____

Estimated Starting Date of Project Spring, 2026

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****

BOARD OF LOCAL IMPROVEMENTS
MINUTES

December 16, 2025

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, December 16, 2025. 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 General Manager Amy R. Underwood, Administrative Supervisor Carly Shaw, Sewer Construction Supervisor Keith W. Shaffner, Information Coordinator Alyssa J. Caballero, and Trustees Amy E. Sejnost, Jeremy M. Wang and Mark Eddington and Attorney Dan McCormick. President Rathje called the meeting to order at 6:32 p.m. Also present were Shane Firsching, Derek Wold and Amanda Streicher from Baxter & Woodman. Board Member Mark Scacco was absent.

Minutes of September 23, 2025, Meeting

A motion was made by Jungwirth seconded by Rathje approving the revised minutes of the meeting held on September 23, 2025. The motion carried.

Public Comment – None

P722 – 4919 Forest Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Lyndsey Stallter, project engineer of Cage Engineering, for a proposed new 62-unit multi-family building located at 4919 Forest Avenue, Downers Grove with a gross acreage of 0.63 acres. The building is proposed to have 13 one-bedroom, 40 two-bedroom and 9 three-bedroom apartments. The proposed building will generate an estimated wastewater flow of 16,650 gallons per day or 264 PE per acre which is above the District design flow allocation of 25 PE per acre per parcel. Additional Trunk Sewer Service Charge will be collected for the overage of the flow allocation. Service can be provided to the property by the existing sanitary sewer main located in Forest Avenue in front of the property. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Rathje inquired if there are any inflow and infiltration issues along Warren Ave and Forest Avenue. Staff informed Rathje that there are no issues in that area. A motion was made by Jungwirth seconded by Rathje approving this request subject to receipt of 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 Jungwirth.)

Upon a motion by Jungwirth seconded by Rathje, the meeting was adjourned at 6:37 p.m. The motion carried.

Approved: February 10, 2026

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
February 10, 2026
STAFF BRIEFING

P718: 4031 Venard Road, Downers Grove, IL

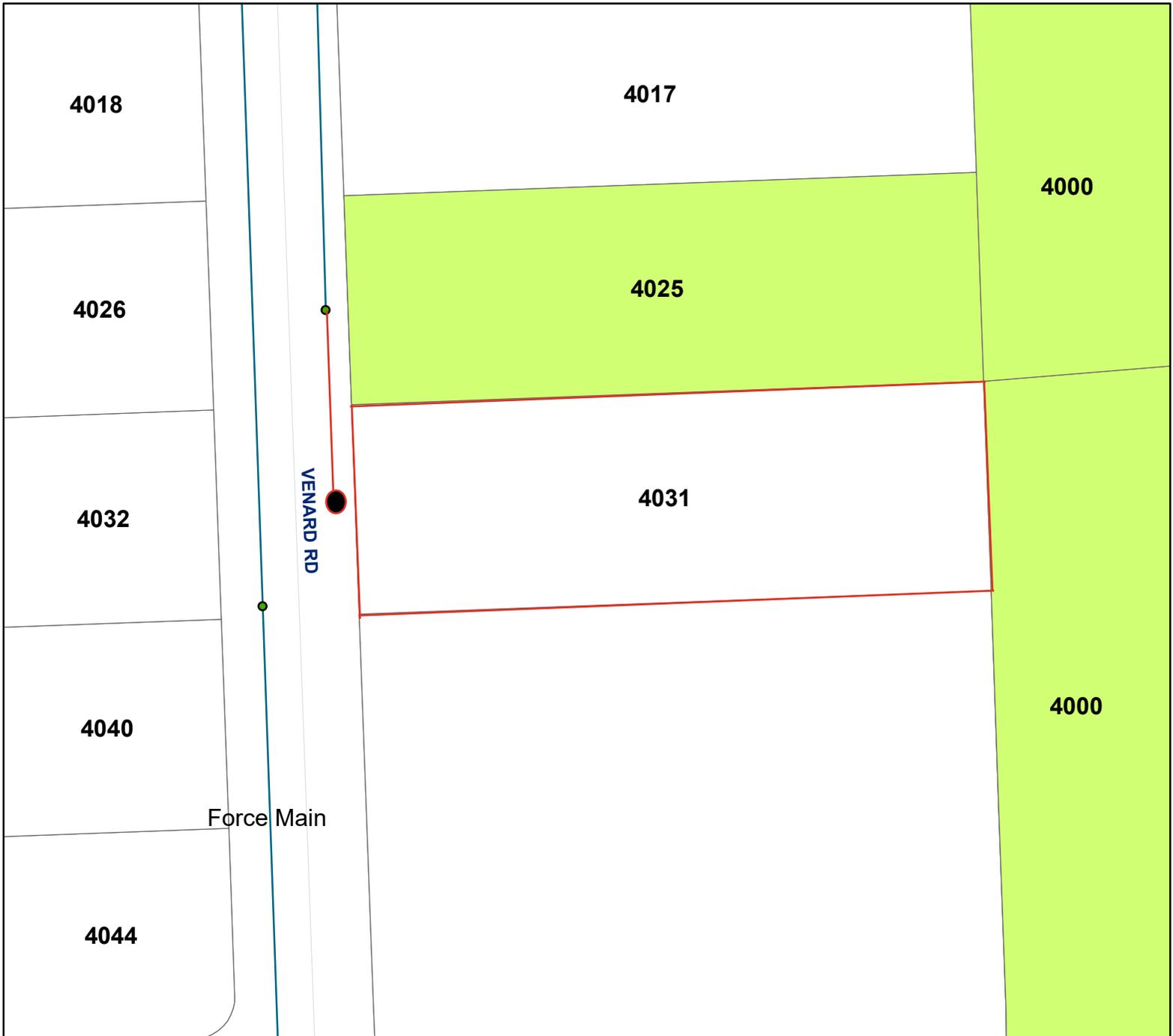
REQUEST:

Breezepointe LLC the property owner, is requesting sanitary sewer service for a proposed new single-family home. The property will need a 100-foot sewer main extension to be served. The property has a gross acreage of .69 acres and is within the District's Facilities Planning Area (FPA). The proposed single-family home will generate an estimated wastewater flow of 350 gallons per day.

SUMMARY:

Service can be provided to the property by extending the sanitary sewer main located on Venard Road to the north. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to receipt of an Illinois EPA permit and payment of all fees per ordinance.

Downers Grove Sanitary District P723 - Sewer Extension 4031 Venard Road



Legend

-  DGSD Annexed Parcels
-  Unannexed Parcels
-  Sanitary Manholes
-  Sanitary Sewer Main

0 25 50 100
 Feet

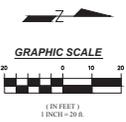


LEGEND FOR OBJECTS

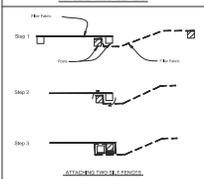
EXISTING	PROPOSED
--- SANITARY SEWER	--- SANITARY SEWER
--- STORM SEWER	--- STORM SEWER
□ CATCH BASIN	□ CATCH BASIN
○ OPEN LID MANHOLE	○ OPEN LID MANHOLE
○ CLOSED LID MANHOLE	○ CLOSED LID MANHOLE
□ INLET	□ INLET
W WATER MAIN	W WATER MAIN
⊕ VALVE	⊕ VALVE
HYDRANT	HYDRANT
FLARED END	FLARED END
STREET LIGHT	STREET LIGHT
UTILITY POLE	UTILITY POLE
B-BOX	B-BOX
RETAINING WALL	RETAINING WALL
SILT FENCE	SILT FENCE
--- 701' CONTOUR	--- 701' CONTOUR
--- FENCE	--- FENCE
100-YEAR OVERFLOW PATH	100-YEAR OVERFLOW PATH
STORM STRUCTURE W/ INLET PROTECTION	STORM STRUCTURE W/ INLET PROTECTION
EX. TREE TO BE REMOVED	EX. TREE TO BE REMOVED

LEGEND FOR SURVEY LINES

● FOUND IRON ROD	● FOUND IRON ROD
--- BOUNDARY LINE	--- BOUNDARY LINE
--- ADJACENT PROPERTY LINE	--- ADJACENT PROPERTY LINE
--- ON-SITE STRUCTURE LINE	--- ON-SITE STRUCTURE LINE
--- OFF-SITE STRUCTURE LINE	--- OFF-SITE STRUCTURE LINE
--- CENTER LINE	--- CENTER LINE
--- RIGHT-OF-WAY LINE	--- RIGHT-OF-WAY LINE
--- BUILDING SETBACK LINE	--- BUILDING SETBACK LINE
--- EXISTING EASEMENT LINE	--- EXISTING EASEMENT LINE



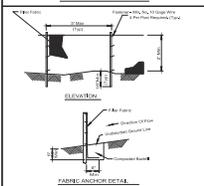
SILT FENCE PLAN



ATTACHMENT DETAIL 1 & 2

1. The top of the pipe shall be 18" above the ground surface.
2. The pipe shall be installed in a trench that is 18" wide and 18" deep.
3. The pipe shall be supported by a concrete pad that is 18" wide and 18" deep.

SILT FENCE PLAN



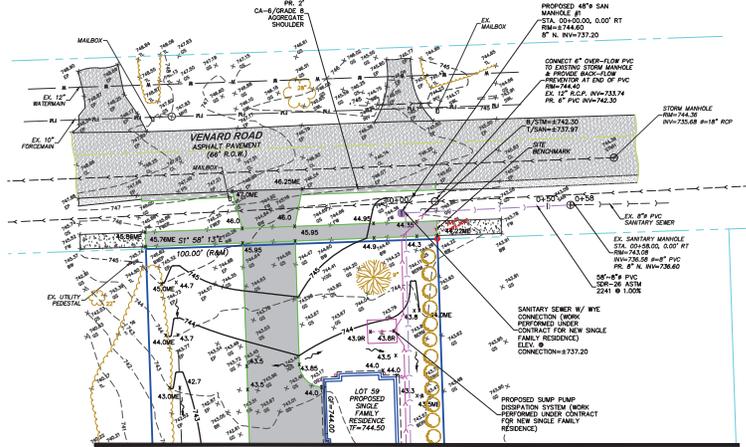
1. The fabric shall be 18" wide and 18" deep.
2. The fabric shall be supported by a concrete pad that is 18" wide and 18" deep.
3. The fabric shall be installed in a trench that is 18" wide and 18" deep.

NOTES:

1. MAINTAIN 18" MINIMUM SEPARATION BETWEEN WATERMAIN AND STORM AND SANITARY SEWERS.
2. WHENEVER A STORM SEWER IS LOCATED ABOVE A WATERMAIN, THE STORM SEWER SHALL BE CONSTRUCTED WITH WATERMAIN QUALITY PIPE.
3. WHENEVER A SANITARY SEWER IS LOCATED ABOVE A WATERMAIN, THE SANITARY SEWER SHALL BE ENCASED BY EITHER SIDE OF THE CROSSING.
4. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMANS, SEWERS, GAS LINES, ELECTRIC LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWERS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADES.
6. THE EXISTING SPOT ELEVATIONS AND POSITIVE CONVEYANCE SHALL BE MAINTAINED.

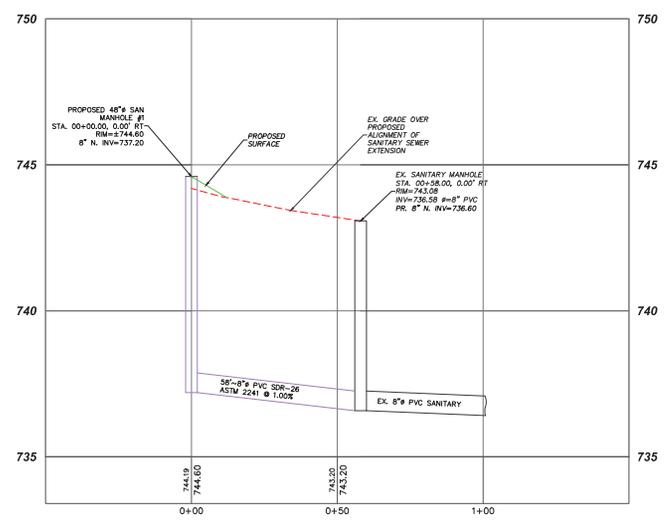
PROFILE SCALE:

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'



SEE ON-SITE IMPROVEMENT PLANS UNDER SEPARATE COVER

SANITARY PLAN & PROFILE
STA. 0+00 - 1+00



ROOT PRUNING NOTES:

WHENEVER THE PROPOSED EXCAVATION FALLS WITHIN THE DRIP-LINE OF A TREE, THE GENERAL CONTRACTOR SHALL:
 ROOT PRUNE 6-INCHES BEHIND AND PARALLEL TO THE PROPOSED EDGE OF TRENCH A NEAT, CLEAN VERTICAL CUT TO A MINIMUM DEPTH DIRECTED BY THE VILLAGE PUBLIC WORKS OR DESIGNED THROUGH ALL AFFECTED TREE ROOTS.
 ROOT PRUNE TO A CUTTING DEPTH OF A MINIMUM OF 24". THE VILLAGE PUBLIC WORKS OR DESIGNEE SHALL REVIEW AND APPROVE ALL ROOT PRUNING EQUIPMENT PRIOR TO USE.
 EXERCISE CARE NOT TO CUT ANY EXISTING UTILITIES.
 FOR LOCATIONS WHERE ROOT PRUNING IS PERFORMED FOR THE PURPOSE OF CURB AND GUTTER REMOVAL AND REPLACEMENT, THE CONTRACTOR SHALL ROOT PRUNE 6-INCHES BEHIND THE CURB FOOTING SO AS TO NEARLY CUT THE TREE ROOTS.
 IF DURING CONSTRUCTION IT BECOMES EVIDENT THAT AN EXCAVATION NEEDS TO BE EXPANDED, IMPACTING ROOTS PAST THE POINT IN WHICH THEY WERE ORIGINALLY ROOT PRUNED, THE VILLAGE PUBLIC WORKS SHALL BE NOTIFIED VIA EMAIL AND THE GENERAL CONTRACTOR SHALL HAVE THE ROOT PRUNING SUBCONTRACTOR RETURN TO THE SITE TO PROPERLY ROOT PRUNE THE TREE AT THE LOCATION DIRECTED. FAILURE TO COMPLY WITH THIS MAY RESULT IN A STOP WORK ORDER AND MITIGATION MEASURES.
 ALL ROOT PRUNING CUTS SHALL BE IMMEDIATELY BACKFILLED WITH MATERIAL, SIDE CAST FROM THE EARTH-SAVING PROCEDURE, SO THAT THE GROUND SURFACE IS EVEN AND NO TRIPPING POTENTIAL EXISTS.
 ALL ROOT PRUNING WORK SHALL BE PERFORMED BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST TO BE APPROVED BY THE VILLAGE.
 IF DURING CONSTRUCTION IT BECOMES EVIDENT THAT THE CONTRACTOR HAS DUG BEYOND THE LIMITS OF THE ROOT PRUNING, A STOP WORK ORDER SHALL BE ISSUED AND MITIGATION MEASURES SHALL BE COMPLETED, INCLUDING FURTHER ROOT PRUNING IN ACCORDANCE WITH THESE STANDARDS, PRIOR TO REMOVAL OF THE STOP WORK ORDER.

ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	XXX.XXX	TOP OF CURB ELEVATION
N.F.	NO FENCE	XXX.XXX	MATCH EXISTING ELEVATION
N.A.	NO ACCESS	(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS & DESCRIPTION
L.C.	LANDSCAPE COVENANT	XXX.X	EX. AS-BUILT GRADE & DESCRIPTION
B.S.L.	BUILDING SETBACK LINE	XXX.X	SPOT GRADE W/ FLOW DIRECTION
TF	TOP OF FOUNDATION	XXX.X	NOTE: ADD 700 TO ALL PROPOSED SPOT GRADES
GF	GARAGE FLOOR		
LO	LOOK OUT		
WO	WALK OUT		
WW	WINDOW WELL		
DS	DOWN SPOUT		
BL	BROCK LEDGE		
DR-S	DROP SOUND		
SP	SUMP PUMP		
TL	TREE LINE		

PAVEMENT LEGEND

PROPOSED CONCRETE PAVEMENT	EXISTING BITUMINOUS PAVEMENT
PROPOSED COVERED PORCH/DECK	EXISTING CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT	EXISTING PAVERS

DOWNERS GROVE GRADING PLAN

4031 VENARD ROAD
DOWNERS GROVE, ILLINOIS

SANITARY EXTENSION PLAN

DRAWN BY: JDM CHECKED BY: BMM
SCALE: 1"=20' DATE: 01/20/26
JOB NUMBER: SHEET: 25-251
4 OF 4

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.000285-0010



BASIS OF BEARING: ILLINOIS EAST 1201 STATE PLANE NAD83