

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

PROPOSED AGENDA

March 15, 2022

6:45 p.m.

- I. Approve Minutes of December 21, 2021
- II. Public Comment
- III. P709: 7135 Dunham Road, Downers Grove – Proposed Sanitary Main Extension for Six Single Family Homes

BOARD OF LOCAL IMPROVEMENTS
MINUTES

December 21, 2021

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, December 21, 2021. 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 and General Manager Amy R. Underwood, Sewer Construction Supervisor Keith W. Shaffner, Information Coordinator Alyssa J. Caballero, and Attorney for the District Michael G. Philipp, Trustee Paul W. Coultrap. President Rathje called the meeting to order at 6:45 p.m.

Minutes of September 21, 2021 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on September 21, 2021. The motion carried.

Public Comment – None

P708 – 1856 Grant Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Steve Lockwood, owner, for one single family home on five lots with a combined gross acreage of 3.5 acres at 1856 Grant Street, Downers Grove. The properties are within the District's Facilities Planning Area and are 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 1 PE per acre which is below the District design flow allocation of 10 PE per acre for residential parcels. Service can be provided to this project by extension of the Sanitary District's existing sewers located to the west at the intersection of Cornell and Grant. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired about the sewer extension on Lacey that serves Packey Webb Ford and if it would be involved in the connection to serve this project. Staff noted that this sewer extension will only serve this property and it will be extended from Cornell and not Ogden. President Rathje noted the long service line and if that would cause any issues with adequate flow. Staff noted that the sanitary service from the home will have a private lift station to pump the sewage to the public sewer main. A motion was made by Scacco seconded by Jungwirth approving this request subject to receipt of Illinois EPA permit, construction of 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.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:55 p.m. The motion carried.

Approved: March 15, 2022

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
March 15, 2022
STAFF BRIEFING

P709: 7135 Dunham Road, Downers Grove, IL

REQUEST:

John Kapovich, Owner, is requesting sanitary sewer service for six single family homes on a 6 lot subdivision with a combined gross acreage of 2.4 acres at the above location. These properties are within the District's Facilities Planning Area (FPA) but are not within the District's current corporate limits. The proposed single family homes will generate an estimated wastewater flow of 2,100 gallons per day or a density of 8.75 PE per acre, which is below the District design flow allocation of 10 PE per acre for residential parcels. This is based on a flow factor of 3.5 PE per single family home.

SUMMARY:

Service can be provided to the four houses on Matthias by extension from the District's existing sanitary sewer main located to the North in front of the address 7121 Matthias Road. The two homes on Dunham Road will be served by the existing sanitary sewer main in the East right-of-way of Dunham Road. The proposed sewer design 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 subject to annexation, receipt of an Illinois EPA permit, payment of all fees per ordinance and construction of the necessary sewer extension compliant with District ordinances.

DATE 02/28/22

P709

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

SANITARY SEWER SERVICE REQUEST

Location 7135 Dunham Road

Legal Description Lot _____ Block _____ Subdivision Village of Downers Grove

P.I.N. 04-29-100-004

Name of Owner on Deed John Kapovich, Jr. Phone No. (708) 641-8491

Developer John Kapovich, Jr. Phone No. (708) 641-8491

Name of Person Making Request John Kapovich, Jr. Phone No. (708) 641-8491

E mail: jkapovich@sjconst.com

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

6831 Osage Avenue, Downers Grove, IL, 60516

This Applicant's Interest in This Property Owner

(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved 2.36 Present Zoning R5A Proposed Zoning R5A

Is the Property (A) Improved Improved

(B) Vacant _____

(A) If Improved, Describe Improvements Single family residential

Number & Type of Units 1, single family residential dwelling and auxiliary building

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe Site improvements for a six lot single-family subdivision, extension of Matthias Road with utilities, and an outlot to provide dry detention services.

Number & Type of Units Six Single-Family lots

Estimated Starting Date of Project June 2022

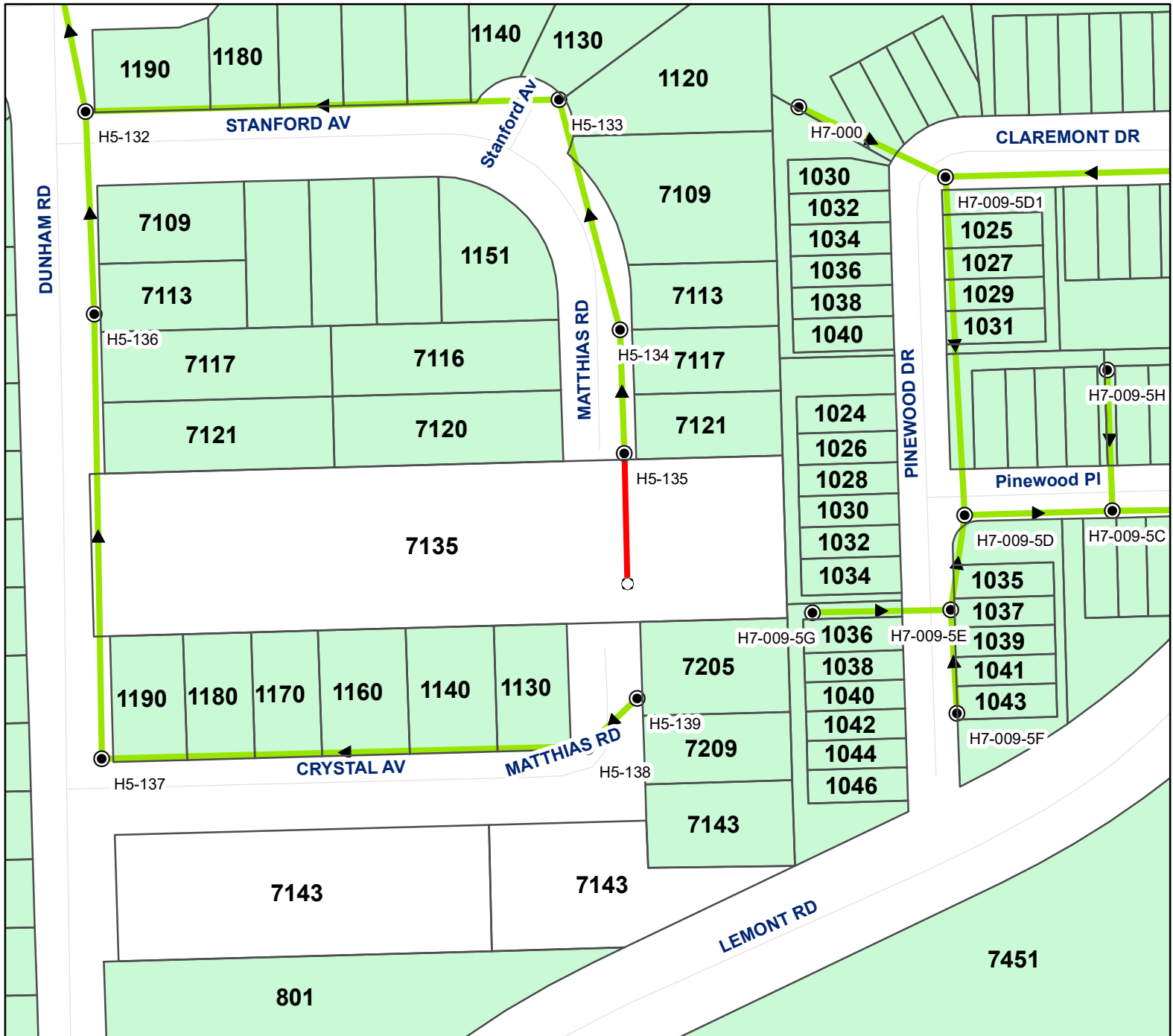
If You Propose to Annex to a Community, Which One N/A

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****

**Downers Grove Sanitary District
Board of Local Improvements
7135 Dunham Road
P709**

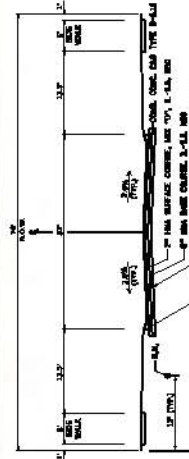
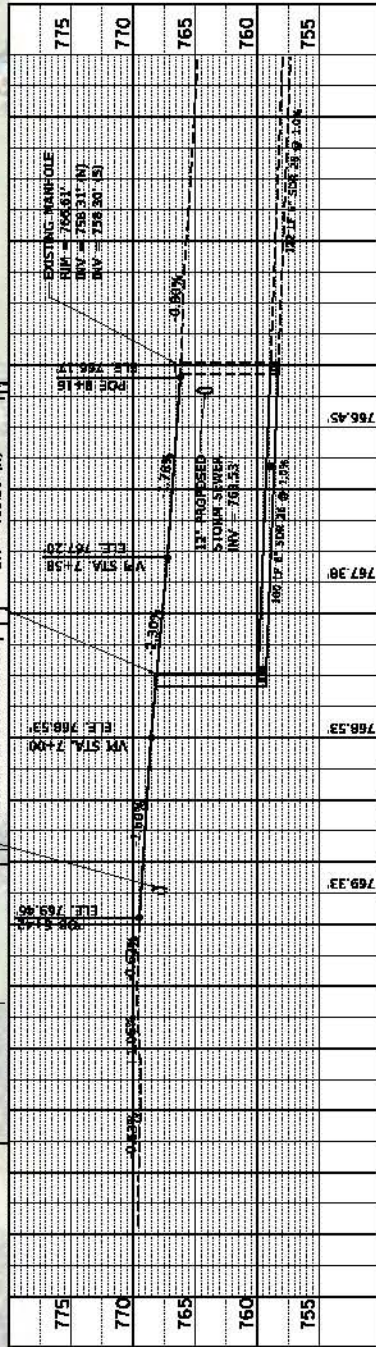
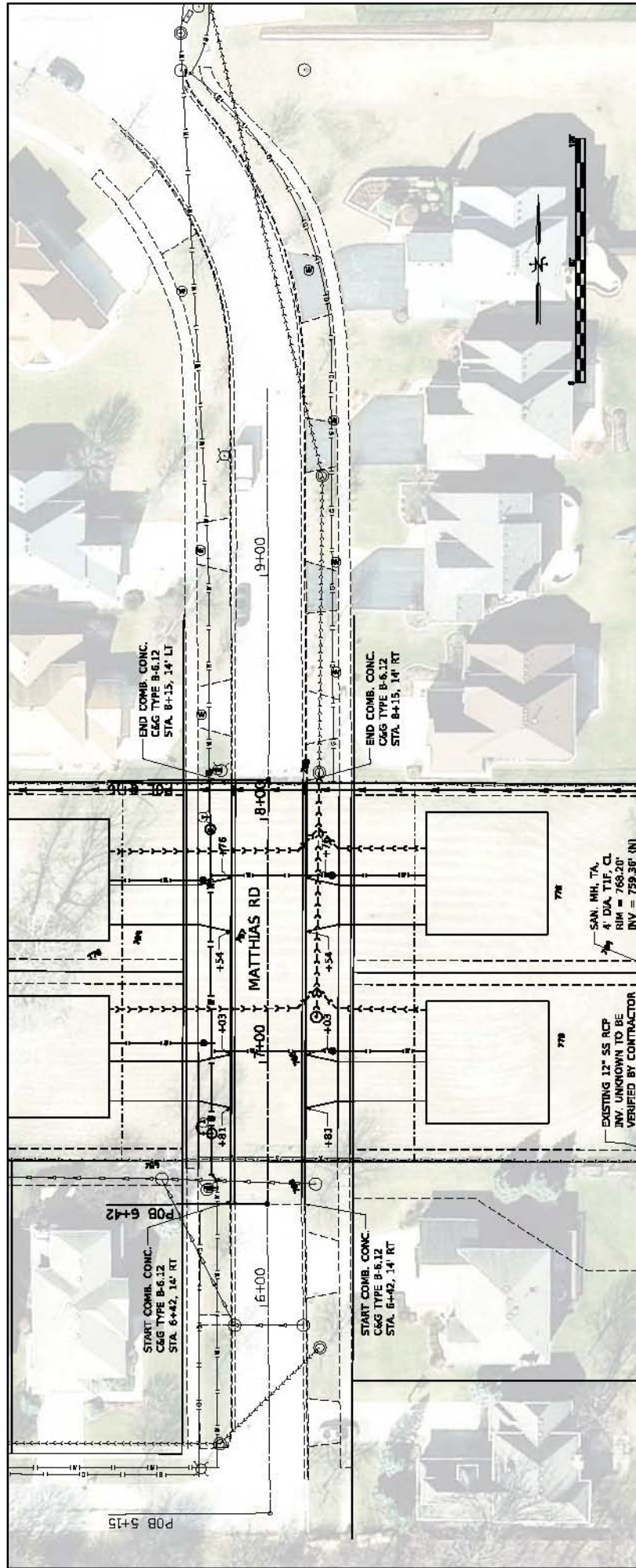


Legend

- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary

0 55 110 220
Feet





TYPICAL SECTION
MATTHIAS RD.

N.T.S.

NOTES

1. CONTRACTOR SHALL PROVIDE DEPRESSED CURB FOR ADA SIDEWALKS AND DRIVEWAY APRONS.
2. CONTRACTOR SHALL REVIEW AND FOLLOW THE SOIL PREPARATION RECOMMENDATIONS AS INCLUDED IN THE SOIL EXPLORATION REPORT AS PREPARED BY TESTING SERVICE CORPORATION DATED 5/14/21.