

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

**PROPOSED AGENDA**

March 19, 2019

6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of May 15, 2018
- III. Public Comment
- IV. P696: 5614 Katrine Avenue, Downers Grove – Single Family Home

**DOWNERS GROVE SANITARY DISTRICT**  
**M E M O**

DATE: March 4, 2019

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Nicholas J. Menninga  
General Manager

RE: Election of BOLI officers for Fiscal Year 2018-2019

On May 15, 2018, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2018-2019. The BOLI will need to elect officers for the fiscal year at the March 19, 2019 meeting. The following excerpt is from previous minutes for your reference.

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.)

cc: WDVB, AES, PWC, TTC, WCC, & MGP

BOARD OF LOCAL IMPROVEMENTS  
MINUTES  
May 15, 2018

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, May 15, 2018. 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, General Manager Nicholas J. Menninga, Administrative Supervisor W. Clay Campbell, Sewer Construction Supervisor Ted Cherwak, Sewer Inspector Keith W. Shaffner, Coordinator Alyssa J. Caballero, Trustees Wallace D. Van Buren and Paul W. Coultrap and Attorney Michael G. Philipp. Also present were Ed and Janet Calahan of Downers Grove, Jim Pesavento of Concord Homes and Jeffrey Cook. President Rathje called the meeting to order at 6:45 p.m.

Minutes of August 15, 2017 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on August 15, 2017 as revised. The motion carried.

Public Comment – None

P964 – 2508 & 2520 College Road, Downers Grove

The Board reviewed a request for sanitary sewer service from Edward Calahan and Patricia Trowbridge, Owner-Developer, on nine single family lots on a 3.50 gross acre parcel at 2508 and 2520 College Road, Downers Grove. The property is within the District's Facilities Planning Area, but is not within the District's current corporate limits. These parcels are not contiguous to District boundaries and will require the annexation of the Elinor right-of-way to provide the necessary continuity. The proposed project is estimated to generate wastewater flows of 3,150 gallons per day, or a density of 9.0 PE per acre, which is within the District's design flow allocation for this residential use. This is based on a flow factor of 3.5 PE per house. The BOLI approved a request for a much larger development on these parcels on June 12, 2007 as P643. Service can be provided to this project by extension of the District sewers located at Elinor and College. This is an approved variation of 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 Scacco seconded by Jungwirth approving this request subject to annexation, to a maximum flow of 2.18 gallons per minute (3,150 gallons per day), 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.)

P965 – 1140 Gilbert Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Jim Pesavento of Concorde Homes, developer, for five attached single family units on a 0.53 gross acre parcel at 1140 Gilbert Avenue, Downers Grove. The existing single family home will be demolished. 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 1,750 gallons per day or a density of 33 PE per acre. This estimate is based on a flow factor of 350 gallons per day for each single family unit. Service can be provided to this project by extension of the existing District sewers located on Gilbert Avenue. The downstream trunk sewers have adequate reserve capacity to serve this request (see

report from Baxter and Woodman). Staff recommended approval of this request. A motion was made by Scacco seconded by Jungwirth approving this request subject to granting a sewer easement, to a maximum flow of 1.21 gallons per minute (1,750 gallons per day), 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.)

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

Approved: March 19, 2019

\_\_\_\_\_  
President

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

**BOARD OF LOCAL IMPROVEMENTS**  
**March 19, 2019**  
**STAFF BRIEFING**

P696: 5614 Katrine Avenue, Downers Grove

REQUEST:

Dan Anderson, owner, is requesting sanitary sewer service for a new single family home on a 0.69 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 project is estimated to generate wastewater flows of 350 gallons per day, which is the standard flow estimate for a single family home. This would result in a density of 5.07 PE per acre, which is within the District's design allocation of 10 PE per acre for residential parcels.

SUMMARY:

Service can be provided to this property by extension of the District sewers located on College 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, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.

DATE 2/18/19

**P696**

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

SANITARY SEWER SERVICE REQUEST

Location 5614 Katrine Ave.

Legal Description Lot 20 Block 3 Subdivision Arthur T. McIntosh's Scenic Views  
P.I.N. 08-13-104-028

Name of Owner on Deed Dan Andersen Phone No. 708-261-2665

Developer Shawn O'Malley, O'Malley Builders, Inc. Phone No. 815-953-9100

Name of Person Making Request Dan Andersen Phone No. 708-261-2665

E mail: Dan@RatesbyDan.com

Address (we will be sending information regarding this request; please be sure address is legible)  
12633 Brighton Dr., Lemont, IL 60439

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

Number of Acres Involved 0.69 Present Zoning Residentia Proposed Zoning Residential

Is the Property (A) Improved \_\_\_\_\_ (B) Vacant X

(A) If Improved, Describe Improvements \_\_\_\_\_

Number & Type of Units \_\_\_\_\_

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe Construction of a Single Family Home

Number & Type of Units 1 Single Family Home

Estimated Starting Date of Project 3/10/19

If You Propose to Annex to a Community, Which One Annexed to Downers Grove in January 2019

**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

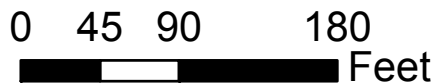
**\*\*SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS\*\***

# Downers Grove Sanitary District Board of Local Improvements 5614 Katrine Avenue P696



## Legend

- P696-5614 Katrine
- Sanitary Manholes
- Sanitary Sewer
- DGSD Boundary

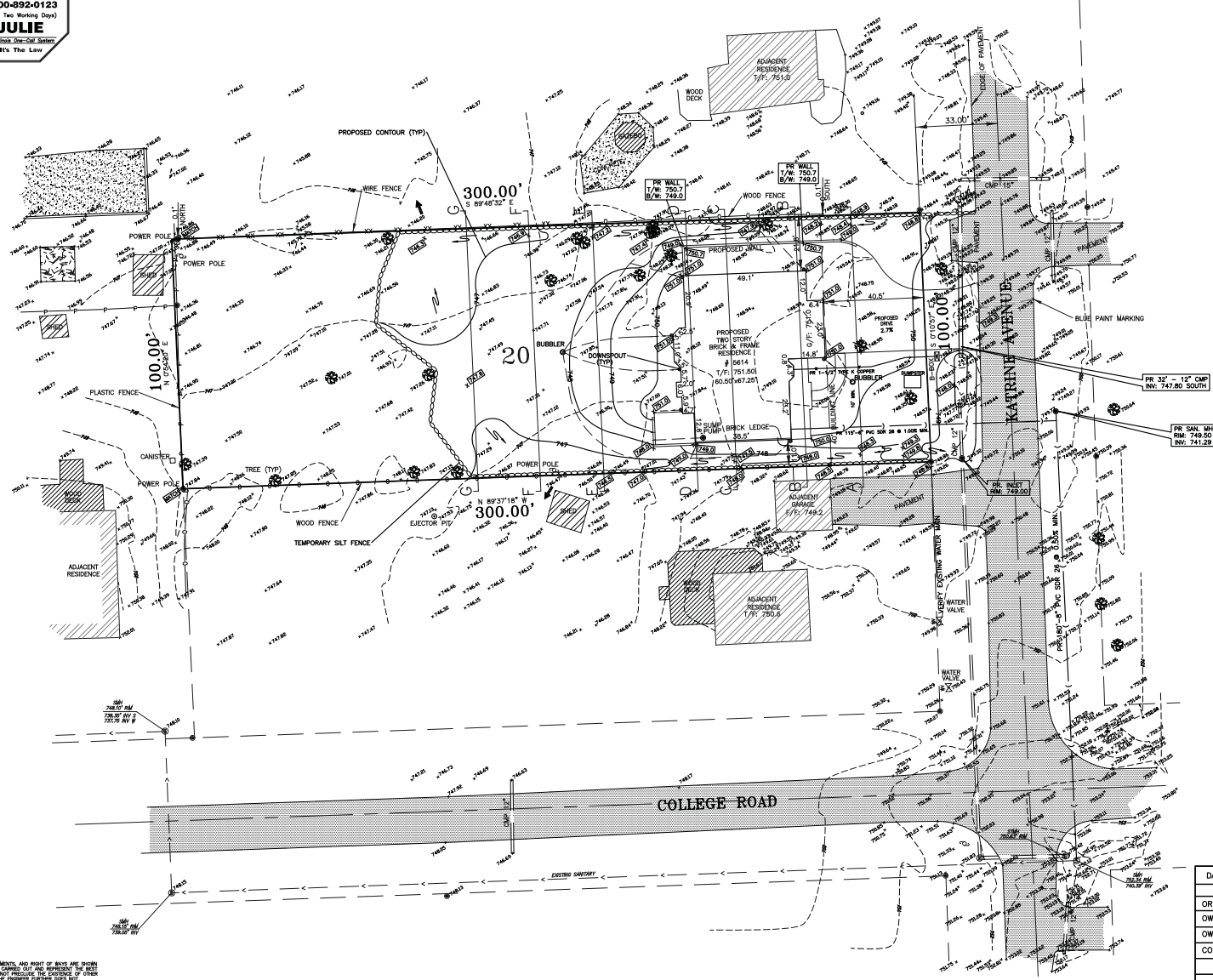


# TOPOGRAPHICAL SURVEY & SITE DEVELOPMENT PLAN

OF  
 LOT 20 IN BLOCK 3 IN ARTHUR T. McINTOSH & CO'S SCENIC VIEWS SUBDIVISION IN THE  
 SOUTHWEST QUARTER OF SECTION 12 AND THE WEST HALF OF THE NORTHWEST  
 QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS  
 DOCUMENT 190961, IN DUPAGE COUNTY, ILLINOIS.

BEFORE  
 YOU DIG  
**CALL**  
**1-800-892-0123**  
 (Allow Two Working Days)  
**JULIE**  
 The "Shovel-Or-Die" System  
 It's The Law

COMMON ADDRESS: 5614 KATRINE AVENUE  
 DOWNERS GROVE  
 PIN:  
 AREA: 30,000 SF



IMPERVIOUS AREA:	
ORIGINAL IMPERVIOUS (SURVEY DATED 8/26/16)	3,182 SF
PROPOSED:	
BUILDING	2,771 SF
CONCRETE	1,163 SF
TOTAL:	3,934 SF
IMPERVIOUS AREA:	
PROPOSED:	
BUILDING	3,295 SF
DRIVEWAY	3,602 SF
PORCH	251 SF
WALK	97 SF
PATIO	201 SF
TOTAL:	7,446 SF



SCALE: 1" = 20'



THE LOCATION OF EXISTING UTILITIES, GASMAINS, AND RIGHT OF WAY ARE SHOWN ON THESE PLANS ACCORDING TO SURVEYS OBTAINED BY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UTILITIES OR RIGHT OF WAY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO PROVIDE FOR THEIR PROTECTION FROM DAMAGE DURING THE CONSTRUCTION OPERATIONS. A CHANGE ORDER OR STOP WORK ORDER WILL BE ISSUED IF THE CONTRACTOR FAILS TO VERIFY THE LOCATION OF UTILITIES OR RIGHT OF WAY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED.

REVISION	DATE
ORIGINAL	07/26/18
OWNER COMMENTS	09/24/18
COUNTY COMMENTS	11/28/18

ENGINEERED BY:  
**KDC CONSULTANTS INC.**  
 WWW.KDCCONSULTANTSINC.COM  
 16144 S. BELL ROAD  
 HOMER GLEN, ILLINOIS 60491  
 (708) 645-0545 Fax: 645-0546

PREPARED FOR:  
**DAN ANDERSEN**  
**SITE PLAN**

PROJECT  
 18-06-020

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