

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

PROPOSED AGENDA

April 15th, 2025

6:45 p.m.

- I. Approve Minutes of March 18th, 2025
- II. Public Comment
- III. P717: 100 39th Street – 35 Single Family Home Subdivision

BOARD OF LOCAL IMPROVEMENTS
MINUTES

March 18, 2025

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, March 18, 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 Mark J. Scacco, 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 and Mark Eddington. President Rathje called the meeting to order at 6:45 p.m.

Minutes of November 19, 2024, Meeting

A motion was made by Scacco seconded by Jungwirth approving the revised minutes of the meeting held on November 19, 2024. The motion carried.

Public Comment – None

P716 – 1034 Norfolk Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Meilie Tsai, homeowner, for proposed new single-family home property with a gross acreage of .21 acres. This property is within the District's Facilities Planning Area but is not within the District's current corporate limits. The proposed home will generate an estimated wastewater flow of 350 gallons per day. Service can be provided by extending the sanitary sewer main located on Norfolk Street. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired about the direction of the extension as related to the Unsewered Area Plan. Staff informed Jungwirth that the property can be served by a sewer extension from the east or the west sewer main on Norfolk. Rathje inquired about what properties could be included in the recapture if completed for this project. Staff informed Rathje that there would be two other homes that would benefit from the proposed sewer extension. The two homes would be 1030 Norfolk and 1031 Norfolk. A motion was made by Scacco seconded by Jungwirth approving this request subject to annexation, 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, Jungwirth and Scacco.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:54 p.m. The motion carried.

Approved: April 15, 2025

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
April 15, 2025
STAFF BRIEFING

P717: 100 39th Street, Downers Grove, IL

REQUEST:

Anna Sutton from M/I Homes of Chicago, LLC, is requesting sanitary sewer service for a proposed 35 single-family home subdivision. The property has a gross acreage of 20.7 acres. It is within the District's Facilities Planning Area (FPA) but not within current corporate limits. The proposed 35 single family home subdivision will generate an estimated wastewater flow of 12,250 gallons per day. This flow is based on 350 gallons per day per single family home. The Sanitary District design allocation for 10 PE per acre is well above the estimated waste water flow from the homes of 122.5 PE.

SUMMARY:

Service can be provided to 18 of the proposed homes by existing sanitary sewer main on 39th Street, Cumnor Road, and Williams Street. The other 17 homes will need a 900-foot sanitary sewer main extension. The sanitary sewer main extension will be extended from the sanitary sewer main on 39th Street. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommend approval of this request subject to receipt of an Illinois EPA permit, Annexation and payment of all fees per ordinance.

DATE 03/31/25

P717

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

SANITARY SEWER SERVICE REQUEST

Location 100 39th Street, Downers Grove, IL 60515

Legal Description Lot n/a Block n/a Subdivision n/a

W40 - Utility Billing Jurisdiction _____ P.I.N. 06-33-300-006

Name of Owner on Deed M/I Homes of Chicago, LLC Phone No. _____

Developer M/I Homes Phone No. _____

Name of Person Making Request Anna Sutton Phone No. (312) 995-2268

E mail: asutton@mihomes.com

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

2135 City Gate Ln, Suite 620, Naperville, IL 60563

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

Number of Acres Involved 18.47 Present Zoning R-4 - DuP Proposed Zoning R-3/PUD (DG)

Is the Property (A) Improved no (B) Vacant yes

(A) If Improved, Describe Improvements Currently two vacant radio buildings are on property. Along with three radio towers.

Number & Type of Units 35, single-family units & 4-bedrooms

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe M/I Homes plans to make improvements to the ROW, watermain, wetland, bicycle path, and single family units.

Number & Type of Units 35, single-family, 4-bd

Estimated Starting Date of Project Fall of 2025

If You Propose to Annex to a Community, Which One Downers Grove - annexation

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

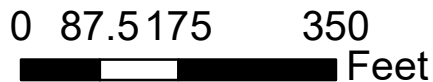
****SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS****

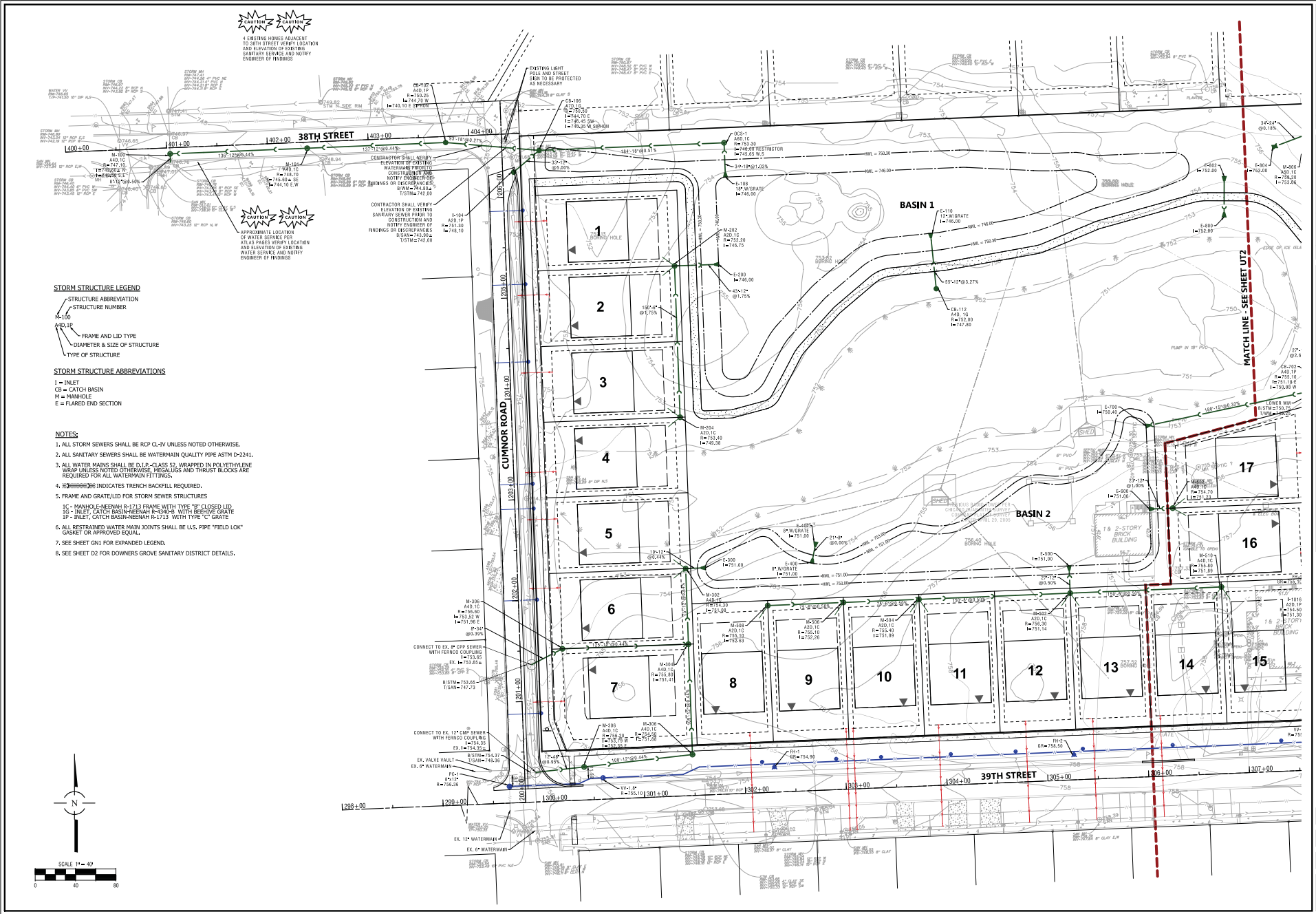
Downers Grove Sanitary District P717 - M/I Homes Subdivision 100 39th Street



Legend

- Sanitary Manholes
- ➔ Sanitary Sewer
- annexed_parcels





UTILITY PLAN - 1

TALON PRESERVE
DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS



FILENAME: 1935-UTDIGN
DATE: 03/24/2025
JOB NO. 1935
SHEET UT1
11 OF 27

NO. DATE REMARKS

NO. DATE REMARKS

NO. DATE REMARKS

NO. DATE REMARKS

NO. DATE REMARKS

NO. DATE REMARKS

NO. DATE REMARKS

TOTAL AREA OF SUBDIVISION
809,620 SQUARE FEET OR 18.67 ACRES, MORE OR LESS.

FINAL PLAT OF SUBDIVISION FOR TALON PRESERVE

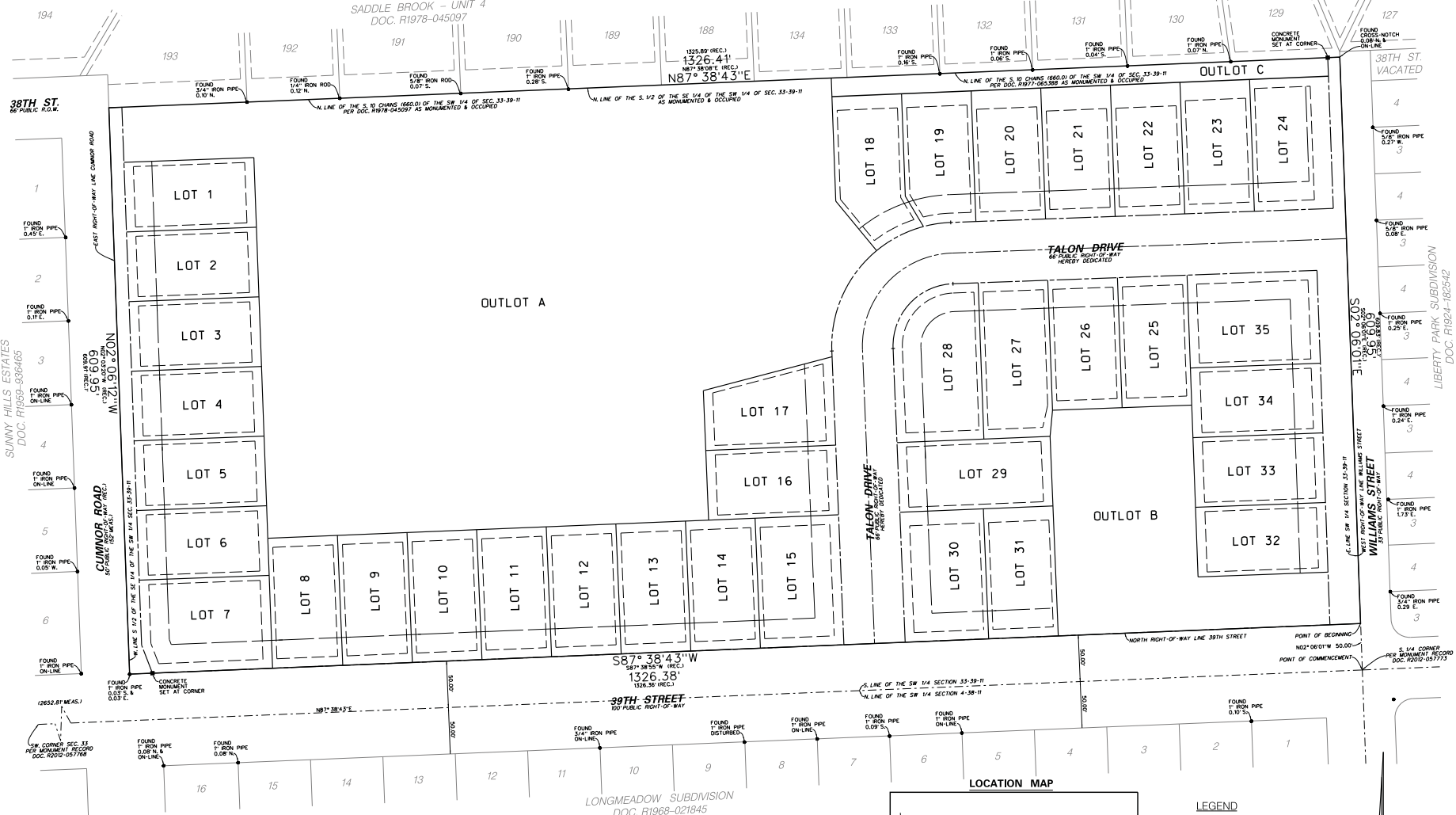
PERMANENT INDEX NUMBER:
P. I. N. # 06-33-300-006

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RECORD TO:
CITY OF DOWNERS GROVE
800 CHARLES STREET
DOWNERS GROVE, ILLINOIS, 60555

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 IN DUPAGE COUNTY, ILLINOIS, ALSO KNOWN AS THE SOUTH 10 CHAINS 1660.01 OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 50 FEET THEREOF IN DUPAGE COUNTY, ILLINOIS.

SADDLE BROOK - UNIT 3
DOC. R1977-065388

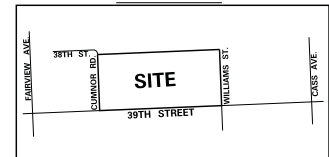
SADDLE BROOK - UNIT 4
DOC. R1978-045097



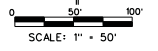
NOTE: THIS SHEET FOR EXISTING BOUNDARY MONUMENTATION AND GENERAL INFORMATION ONLY. SEE FOLLOWING SHEETS FOR PARTICULARS.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
3. CORNER BEING DESCRIBED BY AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. "REC-1" RECORD ORIENTATION.
6. IRON RODS 1/4" DIA. x 24" LENGTHS WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE, UPON COMPLETION OF CONSTRUCTION.
7. BEARINGS BASED UPON STATE PLANE COORDINATES, ILLINOIS EAST ZONE.
8. PROPERTY REFERENCES: 100 39TH STREET, DOWNERS GROVE, IL 60555.
9. ALL EASEMENTS ARE HEREBY CREATED UNLESS NOTED OTHERWISE.
10. AS A PUBLIC UTILITY, A DRAINAGE EASEMENT HEREBY GRANTED UNLESS NOTED OTHERWISE, SEE PROVISIONS CONTAINED HEREIN.
11. OUTLETS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNLESS NOTED OTHERWISE.
12. ALL STREET RIGHT-OF-WAY NOTES ON THE PLAT AS HEREBY DESIGNATED ARE HEREBY RELINQUISHED, CONVEYED, AND TRANSFERRED TO THE CITY OF DOWNERS GROVE FOR PUBLIC RIGHT-OF-WAY PURPOSES UNLESS NOTED OTHERWISE.



- LEGEND**
- PUBLIC UTILITY & DRAINAGE EASEMENT
 - PROPERTY/LOT LINE
 - ADJOINING PROPERTY/LOT LINE
 - EASEMENT LINE
 - SET CONCRETE MONUMENT
 - ROAD CENTERLINE
 - ROAD RIGHT-OF-WAY
 - BUILDING SETBACK LINE (B.S.L.)



PROJECT NO.	587
SHEET 1 OF 3	
DRAWING NO.	587-FINAL OF SUBDIVISION
TITLE	FINAL PLAT OF SUBDIVISION TALON PRESERVE
CLIENT	MA HOMES OF CHICAGO LLC CLAY GATE LANE, SUITE 620 DOWERS GROVE, ILLINOIS 60563
DESIGN	
DRAWN	
CHECKED	
DATE	
SCALE	1" = 50'
DATE	3-19-25

Thomson Surveying Ltd.
9875 W. Higgins Road, Suite 850
Franklin Park, IL 60141
TEL: 847-318-9790
WWW.THOMSONSURVEYING.COM