

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

**PROPOSED AGENDA**

April 16, 2024

6:30 p.m.

- I. Election of Officers
- II. Approve Minutes of May 24, 2022
- III. Public Comment
- IV. P713: 26 W. Burlington Avenue, Westmont – Proposed 6 Attached Single Family Homes Sanitary Main Extension
- V. P714: 750 Curtiss Street, Downers Grove – Proposed 132 Unit Apartment Building

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

DATE: April 10, 2024

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Amy R. Underwood  
General Manager

RE: Election of BOLI officers for Fiscal Year 2023-2024

On May 16, 2023, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2023-2024. The BOLI will need to elect officers for the fiscal year at the April 16, 2024 meeting. The following excerpt is from previous minutes for your reference.

Election of Officers

A motion was made by Jungwirth seconded by Scacco 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, Jungwirth and Scacco.) A motion was made by Scacco 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, Jungwirth and Scacco.) A motion was made by Jungwirth seconded by Rathje nominating Mark J. Scacco as Clerk, closing the nominations, and electing Mark J. Scacco as Clerk. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

cc: AES, JMW, ME, KWS, CS, & DM

BOARD OF LOCAL IMPROVEMENTS  
MINUTES

May 24, 2022

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, April 19, 2022. 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 Attorney for the District Michael G. Philipp, Trustees Wally D. Van Buren and Amy E. Sejnost. President Rathje called the meeting to order at 6:45 p.m.

Minutes of April 19, 2022 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on April 19, 2022. The motion carried.

Public Comment – None

P712 – 4915, 4919 and 4923 Main Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Barriere Properties, LLC, owner, for a mixed use, 22 unit residential and 11,040 square foot commercial building with a combined gross acreage of .61 acres at 4915, 4919 and 4923 Main Street, Downers Grove. These properties are within the District's Facilities Planning Area and are within the District's current corporate limits. The proposed building will generate an estimated wastewater flow of 5,800 gallons per day or a density of 95 PE per acre which is above the District design flow allocation of 25 PE per acre for commercial parcels. Additional trunk sewer service charge will be collected for the overage of the flow allocation. Service can be provided to the property by extension from the District's existing sanitary sewer main located in Main Street 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 about the lots survey acres size. Staff responded that the acreage on the survey is for only the lots, and the gross acreage includes the adjoining right-of way. A motion was made by Scacco seconded by Jungwirth approving this request subject to annexation, 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 6:52 p.m. The motion carried.

Approved: April 16, 2024

\_\_\_\_\_  
President

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

**BOARD OF LOCAL IMPROVEMENTS**  
**April 5, 2024**  
**STAFF BRIEFING**

P713: 26 W. Burlington Avenue, Westmont, IL

**REQUEST:**

Ellie Stevens, Owner, is requesting sanitary sewer service for proposed, 6 attached single family homes. These two lots have a combined gross acreage of .6 acres. These properties are within the District's Facilities Planning Area (FPA) and within the District's current corporate limits. The proposed homes will generate an estimated wastewater flow of 2,100 gallons per day or a density of 41 PE per acre, which is above the District design flow allocation of 25 PE per acre. Additional Trunk Sewer Service Charge will be collected for the overage of the flow allocation. This is based on a flow factor of 3.5 PE per home.

**SUMMARY:**

Service can be provided to the property by extending the sanitary sewer main located in the rear alley. See attached plans and map for sewer extension details. 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, payment of all fees per ordinance and construction of the necessary sewer extension compliant with District ordinances.

DATE 03/25/24

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

SANITARY SEWER SERVICE REQUEST

Location 22-26 W. Burlington Ave. Westmont, IL 60559

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

P.I.N. 0909221022 & 09099221021

Name of Owner on Deed OSRX purchasing Phone No. \_\_\_\_\_

Developer OSRX Enterprises, LLC Phone No. \_\_\_\_\_

Name of Person Making Request Ellie Stevens Phone No. (847) 630-4449

E mail: stevens12421@outlook.com

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

1239 Declan Court, Naperville, IL 60563

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

Number of Acres Involved 0.3 Present Zoning R5 Proposed Zoning R5

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

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

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

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

New development, West Burlington Place

Number & Type of Units 6 Townhomes

Estimated Starting Date of Project ASAP

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

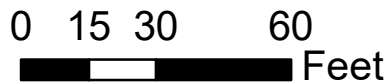
**\*\*SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS\*\***

**Downers Grove Sanitary District  
Board of Local Improvements  
P713  
26 W. Burlington Avenue, Wesmtont**

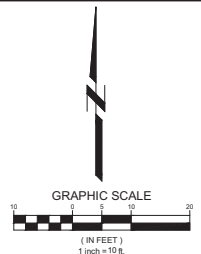
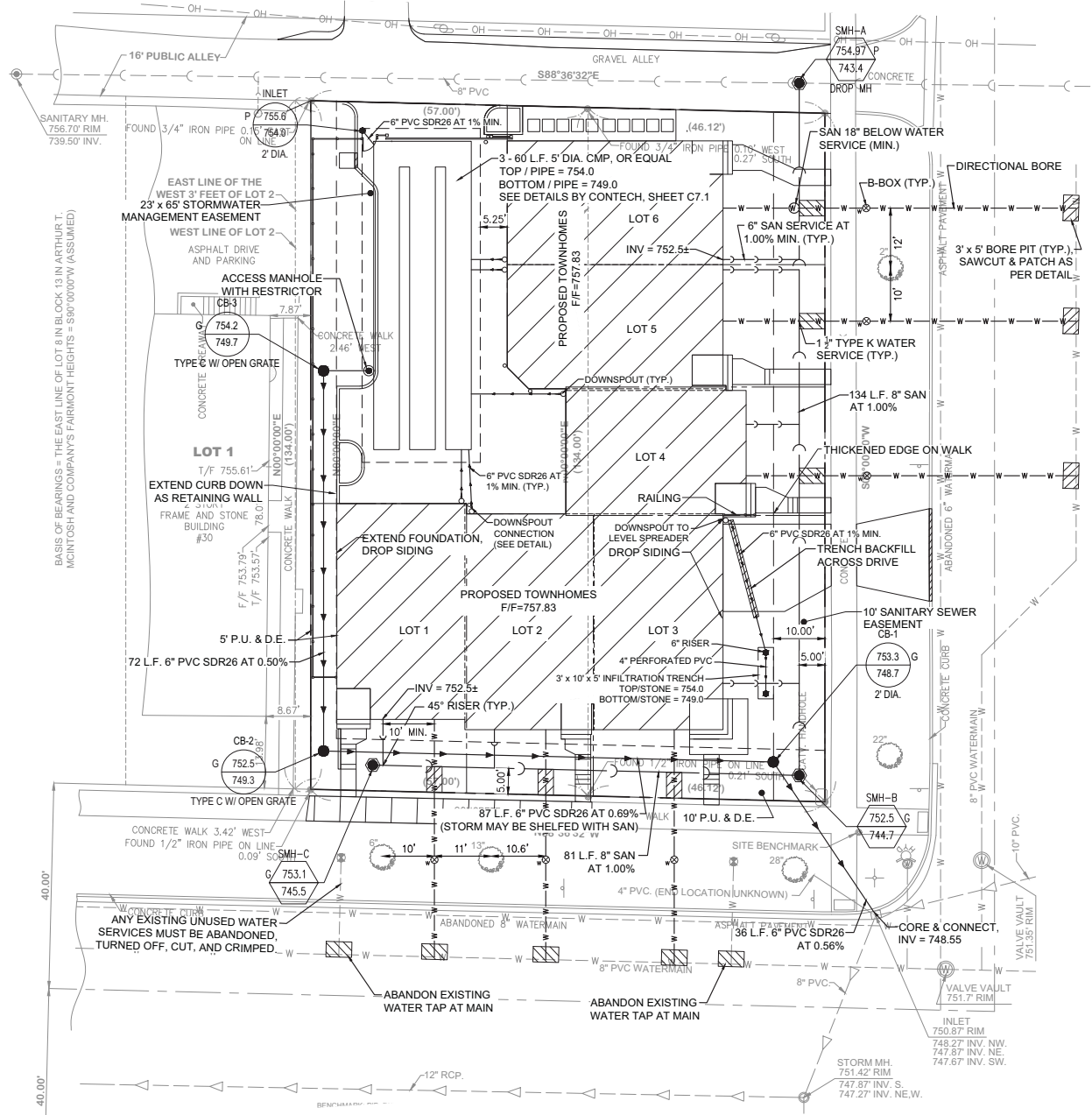


**Legend**

- Sanitary Manholes
- ▶ Sanitary Sewer
- annexed\_parcels







BASIS OF BEARINGS = THE EAST LINE OF LOT 8 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S FARMWOOD HEIGHTS = S89°00'00\"/>

ANY EXISTING UNUSED WATER SERVICES MUST BE ABANDONED, TURNED OFF, CUT, AND CRIMPED.

REVISIONS

SUSTAINABLE DESIGN SUSTAINABLE LIVING

Old Engineering  
Land Planning  
Project Estimation  
Business Management  
**Wolf Pack CONSULTING, LLC**  
418 South Cass Avenue, Westmont, IL 60559  
Office: (800) 964-3117 • wolfpack.com



PROPOSED UTILITY PLAN  
WEST BURLINGTON PLACE  
VILLAGE OF WESTMONT, ILLINOIS

PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	03-04-24
SCALE:	1"=10'
SHEET NO.:	C4.0
PROJ. NUMBER:	



**BOARD OF LOCAL IMPROVEMENTS**  
**April 5, 2024**  
**STAFF BRIEFING**

P712: 750 Curtiss Street, Downers Grove, IL

**REQUEST:**

Pat Hoyt, of LCI Development Partners, is requesting sanitary sewer service for a proposed multi story apartment complex with 132 residential units. The building is proposed to have 20 studio, 68 one-bedroom, 36 two-bedroom and 8 three-bedroom apartments. This property has a combined gross acreage of 1.7 acres. This property is within the District's Facilities Planning Area (FPA) and within the District's current corporate limits. The proposed building will generate an estimated wastewater flow of 25,700 gallons per day or a density of 151 PE per acre, which is above the District design flow allocation of 25 PE per acre for parcels. Additional Trunk Sewer Service Charge will be collected for the overage of the flow allocation. This is based on a flow factor of studio 1 PE, 1 bedroom at 1.5 PE, two and three bedrooms at 3 PE.

**SUMMARY:**

Service can be provided to the property by the existing sanitary sewer main located in Curtiss Street in front of the property. 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, payment of all fees per ordinance and construction of the necessary sewer extension compliant with District ordinances.

DATE 03/26/24

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

SANITARY SEWER SERVICE REQUEST

Location 750 Curtiss Street

Legal Description Lot 2 Block \_\_\_\_\_ Subdivision Downers Grove Civic Center

P.I.N. 09-08-131-021

Name of Owner on Deed Village of Downers Grove Phone No. (630) 434-5500

Developer LCI Development Partners Phone No. (773) 577-1471

Name of Person Making Request Pat Hoyt Phone No. (773) 577-1471

E mail: pghoyt@lclidp.com

Address (we will be sending information regarding this request; please be sure address is legible)  
120 S Riverside Plaza, Suite 2150 Chicago, Illinois 60606

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

Number of Acres Involved 1.34+/- Present Zoning DT Proposed Zoning Same

Is the Property (A) Improved Yes (B) Vacant Soon to be

(A) If Improved, Describe Improvements Currently a Village Civic Center that is in progress of being demolished.

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

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe Proposed multi story multi-family apartment complex with 20 studio, 68 one-bedroom, 36 two-bedroom, and 8 three-bedroom units, with pool and parking Number & Type of Units Multi family

Estimated Starting Date of Project Late summer/early fall 2024

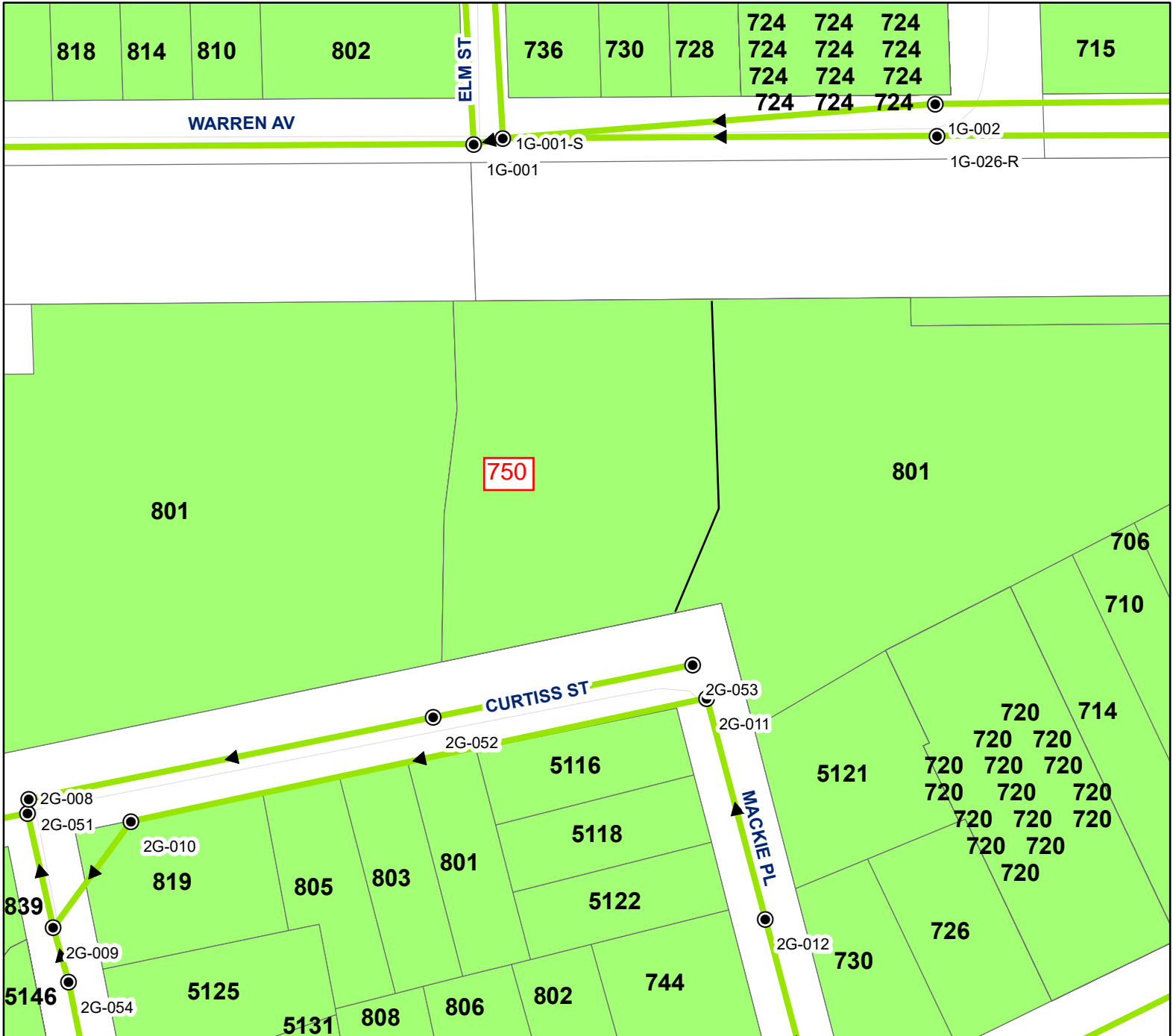
If You Propose to Annex to a Community, Which One \_\_\_\_\_

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- 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

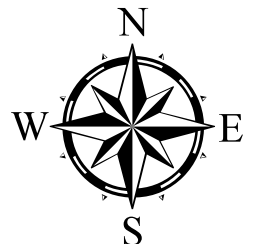
**\*\*SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS\*\***

# Downers Grove Sanitary District Board of Local Improvements P714 750 Curtiss Street, Downers Grove

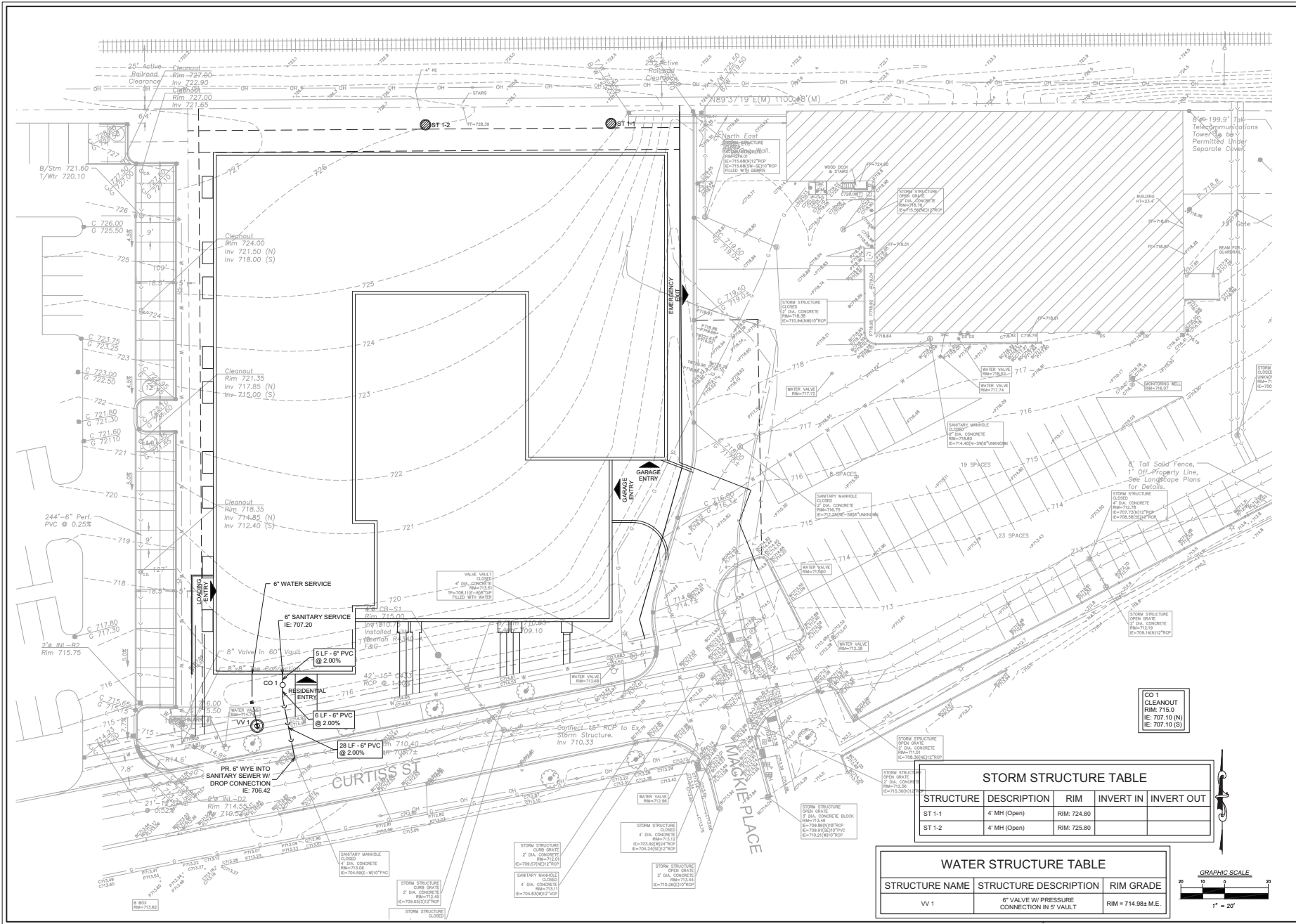


## Legend

- Sanitary Manholes
- ➔ Sanitary Sewer
- annexed\_parcels





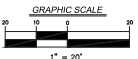


**STORM STRUCTURE TABLE**

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST-1-1	4" MH (Open)	RIM: 724.80		
ST-1-2	4" MH (Open)	RIM: 725.80		

**WATER STRUCTURE TABLE**

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 1	6" VALVE W/ PRESSURE CONNECTION IN 5' VAULT	RIM = 714.92a M.E.



**UTILITY PLAN**  
**750 CURTISS**

DOWNERS GROVE  
ILLINOIS

7505 Moore Avenue  
Morton, IL 60131  
630.754.9200 phone  
www.v3cc.com

DRAWING NO.  
**C5.0**

REVISIONS	
NO.	DATE

ORIGINAL ISSUE DATE: FEBRUARY 22, 2024

PROJECT APPROVED BY	DESIGNER	NO.	DATE	DESCRIPTION

DESIGNED BY	SK	NO.	DATE

PROJECT NO. 03037  
DRAWN BY:



## IEPA SANITARY FLOW CALCULATIONS

**PROJECT:** 750 Curtiss  
**V3 FILE NO.:** 240097  
**DATE:** 03.11.2024  
**PREPARED BY:** RHA  
**CHECKED BY:**

Units	Number	GPD/Unit	GPD	P.E.
Studio	20	100	2,000.00	20.0
1 Bedroom	68	150	10,200.00	102.0
2 Bedroom	36	300	10,800.00	108.0
3 Bedroom	8	300	2,400.00	24.0

Units	Number	GPD/Person	GPD	P.E.
Pool/Club House	20	10	200.00	2.0

Unit	Number	GPD/Staff	GPD	P.E.
Employees	4	15	60.00	0.6
		<b>SUM</b>	<b>25,660.00</b>	<b>256.6</b>

### IEPA Peak Factor

$$\text{Peak Factor} = \frac{18 + (\text{P.E.}/1000)^{1/2}}{4 + (\text{P.E.}/1000)^{1/2}}$$

$$\text{Peak Factor} = 4.11$$

### Total Peak Flow

$$\text{Peak Flow} = \text{IEPA Peak Factor} * \text{Total Flow}$$

$$\text{Peak Flow} = 105,375 \text{ GPD}$$