

BOARD OF LOCAL IMPROVEMENTS
MINUTES

April 19, 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, Sewer Maintenance Supervisor Bob Swirsky, Staff Engineer Alex M. Bielawa, Information Coordinator Alyssa J. Caballero, and Attorney for the District Michael G. Philipp, Trustees Wally D. Van Buren, Amy E. Sejnost and Jeremy M. Wang. President Rathje called the meeting to order at 6:45 p.m.

Minutes of March 15, 2022 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on March 15, 2022. The motion carried.

Public Comment – None

P710 – 2657 Ogden Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from HP WS-X Downers Grove, LLC, owner, for a 122-room hotel on a lot with gross acreage of 2.4 acres at 2657 Ogden Avenue, Downers Grove. This property is within the District's Facilities Planning Area but is not within the District's current corporate limits. The proposed hotel will generate an estimated wastewater flow of 8,000 gallons per day or a density of 33 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 the existing sanitary sewer main located to the south Ogden Avenue parkway in front of the address. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired about the lot subdivision and future connection of additional lots. Staff confirmed that the other lot involved in the subdivision will be vacant for the time, but a restaurant may follow in the future. Rathje inquired if the sewer line extension is covered by an easement and if there is any opportunity for recapture here. Staff noted that there will be no recapture and the sewer main is within a 15-foot easement. Scacco inquired about the overage on the design flow allocation. Staff explained during the process of reviewing the connection permit a trunk sewer service charge will be collected to offset the PE over the design allocation. A motion was made by Scacco seconded by Jungwirth approving this request subject to annexation, 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.)

P711 – 1042 Norfolk Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Pak Realty LLC, owner, for one single family home on one lot with a gross acreage of .36 acres at 1042 Norfolk Street, Downers Grove. This property is within the District's Facilities Planning Area but is not within the District's current corporate limits. The proposed single-family home will generate an estimated wastewater flow of 350 gallons per day or a density of 9.7 PE per acre which is below the District design flow allocation

of 10 PE per acre for residential parcels. Service can be provided to the property by extension from the District's existing sanitary sewer main located to the west at the southwest corner of Carpenter and Norfolk. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired if the property was located in the area of a special assessment. Staff explained that there have been special assessments in the area, but this property has not been involved in a special assessment. Rathje inquired about the connection for neighboring lots. Staff said Lot 1045 will have the opportunity to connect and be served by this extension. Scacco inquired about the right of way and if the sewer will have adequate depth in the drainage ditch. Staff noted that the plans show the sewer installed at a depth meeting Sanitary District design standard. 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 7:00 p.m. The motion carried.

Approved: May 24, 2022

 /s/ Kenneth J. Rathje /s/
President

Attest: /s/ Mark J. Scacco /s/
Clerk