

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

PROPOSED AGENDA

April 19, 2022

6:45 p.m.

- I. Approve Minutes of March 15, 2022
- II. Public Comment
- III. P710: 2657 Ogden Avenue, Downers Grove – Proposed Hotel with 122 Rooms
- IV. P711: 1042 Norfolk Street, Downers Grove – Proposed Sanitary Main Extension

BOARD OF LOCAL IMPROVEMENTS
MINUTES

March 15, 2022

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on March 15, 2022. The meeting was held at the District's Administration Center, 2710 Curtiss Street, Downers Grove. Present were Board Members Kenneth J. Rathje and Robert T. Jungwirth 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, Amy E. Sejnost and Jeremy M. Wang. President Rathje called the meeting to order at 6:45 p.m. Board of Local Improvements Member Mark J. Scacco was absent.

Minutes of December 21, 2021 Meeting

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

Public Comment – None

P709 – 7135 Dunham Road, Downers Grove

The Board reviewed a request for sanitary sewer service from John Kapovich, owner, for six single family homes on a six-lot subdivision with a combined gross acreage of 2.4 acres at 7135 Dunham Road, Downers Grove. These properties are within the District's Facilities Planning Area but are not within the District's current corporate limits. The proposed use 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. 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 downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Rathje inquired if the sanitary sewer main line on Dunham Road is covered by an easement. Staff noted that the District has 15-foot easement for the sanitary main on Dunham Road. A motion was made by Jungwirth seconded by Rathje approving this request subject to annexation, receipt of Illinois EPA permit, construction of sewer extension, payment of all fees per ordinance and compliance with all District ordinances. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

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

Approved: April 19, 2022

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
April 19, 2022
STAFF BRIEFING

P710: 2657 Ogden Avenue, Downers Grove, IL

REQUEST:

HP WS-X Downers Grove, LLC, Owner, is requesting sanitary sewer service for a 122 room hotel on a lot with a gross acreage of 2.4 acres. This property is within the District's Facilities Planning Area (FPA) 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. This is based on a flow factor supplied by the builder based on existing similar hotels they have constructed recently.

SUMMARY:

Service can be provided to the property by the existing sanitary sewer main located in the South parkway 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 annexation, receipt of an Illinois EPA permit, payment of all fees per ordinance and construction of the necessary sewer extension compliant with District ordinances.

P710

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

DATE _____

SANITARY SEWER SERVICE REQUEST

Location _____

Legal Description Lot _____ Block _____ Subdivision _____

_____ P.I.N. _____

Name of Owner on Deed _____ Phone No. _____

Developer _____ Phone No. _____

Name of Person Making Request _____ Phone No. _____

E mail: _____

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

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

Number of Acres Involved _____ Present Zoning _____ Proposed Zoning _____

Is the Property (A) Improved _____ (B) Vacant _____

(A) If Improved, Describe Improvements _____

Number & Type of Units _____

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

_____ Number & Type of Units _____

Estimated Starting Date of Project _____

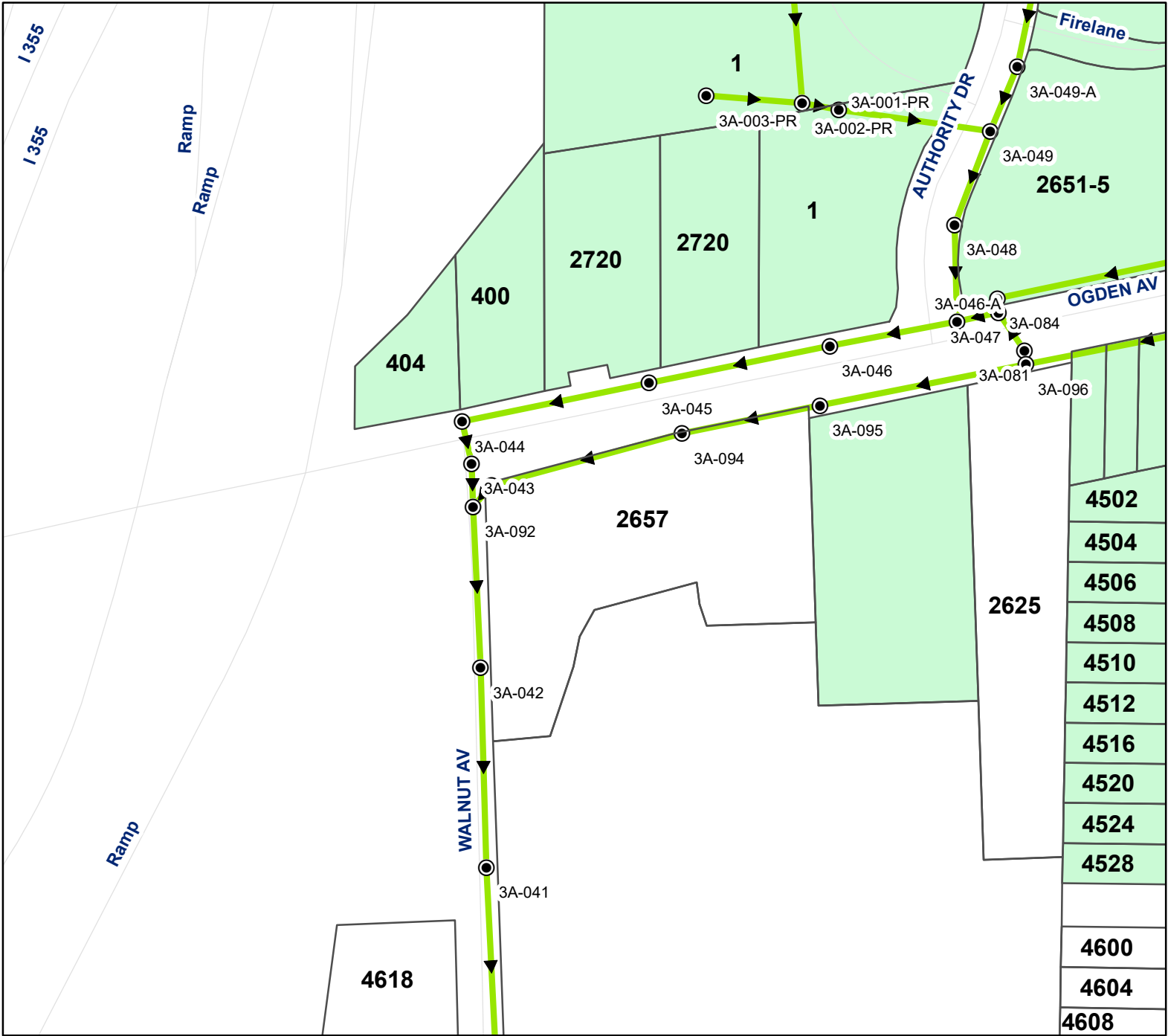
If You Propose to Annex to a Community, Which One _____

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

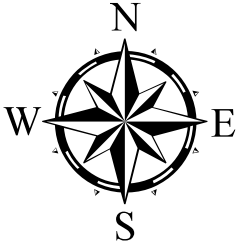
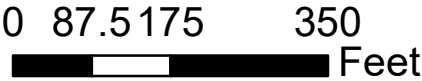
****SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS****

Downers Grove Sanitary District
Board of Local Improvements
2657 Ogden Avenue
P710

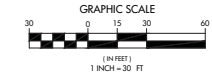
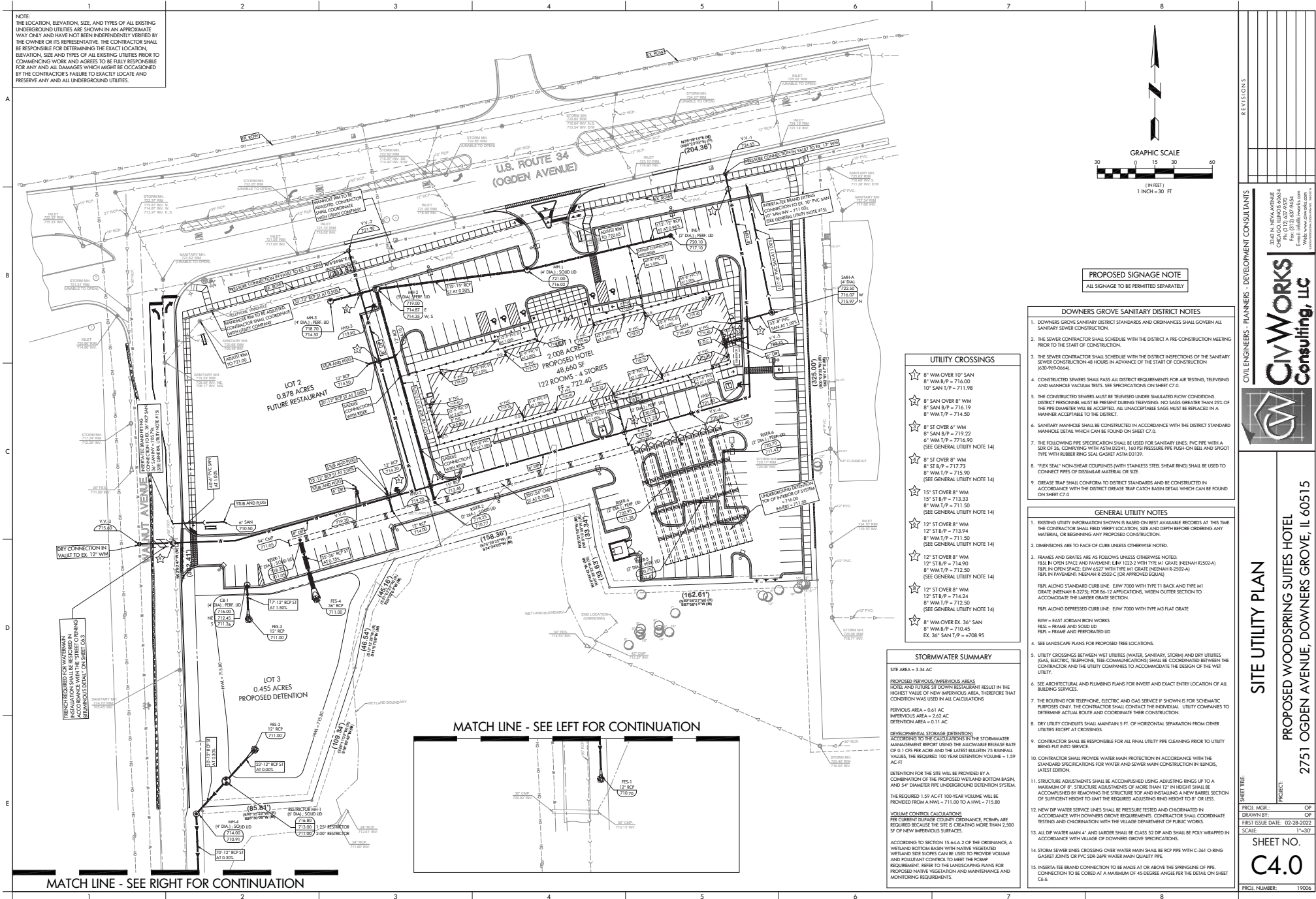


Legend

- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary



NOTE:
THE LOCATION, ELEVATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, ELEVATION, SIZE AND TYPES OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



PROPOSED SIGNAGE NOTE
ALL SIGNAGE TO BE PERMITTED SEPARATELY

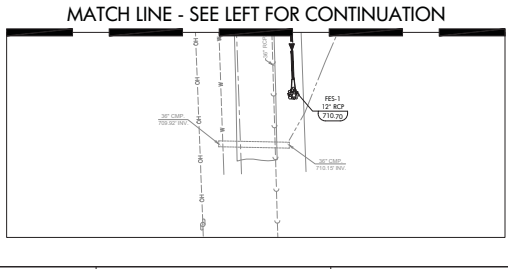
- ### DOWNERS GROVE SANITARY DISTRICT NOTES
- DOWNERS GROVE SANITARY DISTRICT STANDARDS AND ORDINANCES SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
 - THE SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.
 - THE SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION (ASD-PH-046).
 - CONSTRUCTED SEWERS SHALL PASS ALL DISTRICT REQUIREMENTS FOR AIR TESTING, TELEVISION AND MANHOLE VACUUM TESTS. SEE SPECIFICATIONS ON SHEET C-2.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER FLOW CONDITIONS. DISTRICT PERSONNEL MUST BE PRESENT DURING TELEVISIONS. NO SAGS GREATER THAN 25% OF THE PIPE DIAMETER WILL BE ACCEPTED. ALL UNACCEPTABLE SAGS MUST BE REPLACED IN A MANNER ACCEPTABLE TO THE DISTRICT.
 - SANITARY MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DISTRICT STANDARD MANHOLE DETAIL WHICH CAN BE FOUND ON SHEET C-2.
 - THE FOLLOWING PIPE SPECIFICATION SHALL BE USED FOR SANITARY LINES: PVC PIPE WITH A SIZE OF 24" COMPETING WITH ASTM D2241, 160 PSI PRESSURE PIPE-FISH-ON-BELL AND SPOUT TYPE WITH RUBBER RING SEAL GASKET ASTM D3139.
 - "HEIR SEAL" NON-SHEAR COUPLINGS WITH STAINLESS STEEL (SHEAR RING) SHALL BE USED TO CONNECT PIPES OF DIFFERENT MATERIAL AND SIZE.
 - GRADE TRAP SHALL CONFORM TO DISTRICT STANDARDS AND BE CONSTRUCTED IN ACCORDANCE WITH THE DISTRICT GRADE TRAP CATCH BASIN DETAIL WHICH CAN BE FOUND ON SHEET C-2.

- ### GENERAL UTILITY NOTES
- EXISTING UTILITY INFORMATION SHOWN IS BASED ON BEST AVAILABLE RECORDS AT THE TIME THE CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND DEPTH BEFORE ORDERING ANY MATERIAL, OR BEGINNING ANY PROPOSED CONSTRUCTION.
 - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FRAMES AND GRATES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
F&S IN OPEN SPACE AND PAVEMENT: EDW 10252 WITH TYPE M1 GRATE (NEENAH R2502-A)
F&S IN OPEN SPACE: EDW 10257 WITH TYPE M1 GRATE (NEENAH R-2502-A)
F&S IN PAVEMENT: NEENAH R-2502-C OR APPROVED EQUAL.
 - F&S: ALONG STANDARD CURB LINE: EDW 7000 WITH TYPE T1 BACK AND TYPE M1 GRATE (NEENAH R-3275); FOR 84-12 APPLICATIONS, WIDEN GUTTER SECTION TO ACCOMMODATE THE LARGER GRADE APPLICATION.
 - F&S: ALONG DEPRESSION CURB LINE: EDW 7000 WITH TYPE M3 FLAT GRATE.
 - EDW = EAST JORDAN BORN WORKS
F&S = FRAME AND SLOD ID
F&S = FRAME AND PERFORATED ID
 - SEE LANDSCAPE PLANS FOR PROPOSED TREE LOCATIONS.
 - UTILITY CROSSINGS BETWEEN WET UTILITIES (WATER, SANITARY, STORM) AND DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE UTILITY COMPANIES TO ACCOMMODATE THE DESIGN OF THE WET UTILITY.
 - SEE ARCHITECTURAL AND PLUMBING PLANS FOR INVERT AND EXACT ENTRY LOCATION OF ALL BUILDING SERVICES.
 - THE ROUTING FOR TELEPHONE, ELECTRIC, AND GAS SERVICE IF SHOWN IS FOR SCHEMATIC PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE ACTUAL ROUTE AND COORDINATE THEIR CONSTRUCTION.
 - DRY UTILITY CONDUITS SHALL MAINTAIN A 5' HORIZONTAL SEPARATION FROM OTHER UTILITIES EXCEPT AT CROSSINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL UTILITY PIPE CLEANING PRIOR TO UTILITY BEING PUT INTO SERVICE.
 - CONTRACTOR SHALL PROVIDE WATER MAIN PROTECTION IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 - STRUCTURE ADJUSTMENTS SHALL BE ACCOMPLISHED USING ADJUSTING RINGS UP TO A MAXIMUM OF 8" STRUCTURE ADJUSTMENTS OF MORE THAN 12" IN HEIGHT SHALL BE ACCOMPLISHED BY BRACING THE STRUCTURE TOP AND INSTALLING A NEW MANHOLE SECTION OF SUFFICIENT HEIGHT TO LIMIT THE REQUIRED ADJUSTING RING HEIGHT TO 8" OR LESS.
 - NEW DP WATER SERVICE LINES SHALL BE PRESSURE TESTED AND CHORIMATED IN ACCORDANCE WITH DOWNERS GROVE REQUIREMENTS. CONTRACTOR SHALL COORDINATE TESTING AND CHORIMATION WITH THE VILLAGE DEPARTMENT OF PUBLIC WORKS.
 - ALL DP WATER MAIN 4" AND LARGER SHALL BE CLASS 52 DP AND SHALL BE POLY WRAPPED IN ACCORDANCE WITH VILLAGE OF DOWNERS GROVE SPECIFICATIONS.
 - STORM SEWER LINES CROSSING OVER WATER MAIN SHALL BE RCP PIPE WITH C-361 O-RING GASKET JOINTS OR PVC-SDR 35 PIPE WATER MAIN QUALITY PIPE.
 - NEENAH TIE-BRAND CONNECTION TO BE MADE AT OR ABOVE THE SPRINGLINE OF PIPE. CONNECTION TO BE CURED AT A MAXIMUM OF 45-DEGREE ANGLE PER THE DETAIL ON SHEET C-6.

- ### UTILITY CROSSINGS
- ★ 8" WM OVER 10" SAN
8" WM B/P = 716.00
10" SAN T/P = 711.98
 - ★ 8" SAN OVER 8" WM
8" SAN B/P = 716.19
8" WM T/P = 714.50
 - ★ 8" ST OVER 6" WM
8" SAN B/P = 719.22
6" WM T/P = 716.50
(SEE GENERAL UTILITY NOTE 14)
 - ★ 8" ST OVER 8" WM
8" ST B/P = 717.73
8" WM T/P = 715.90
(SEE GENERAL UTILITY NOTE 14)
 - ★ 15" ST OVER 8" WM
15" ST B/P = 713.33
8" WM T/P = 711.50
(SEE GENERAL UTILITY NOTE 14)
 - ★ 12" ST OVER 8" WM
12" ST B/P = 713.94
8" WM T/P = 711.50
(SEE GENERAL UTILITY NOTE 14)
 - ★ 12" ST OVER 8" WM
12" ST B/P = 714.90
8" WM T/P = 712.50
(SEE GENERAL UTILITY NOTE 14)
 - ★ 12" ST OVER 8" WM
12" ST B/P = 714.24
8" WM T/P = 712.50
(SEE GENERAL UTILITY NOTE 14)
 - ★ 8" WM OVER EX. 36" SAN
8" WM B/P = 710.45
EX. 36" SAN T/P = 8708.95

STORMWATER SUMMARY

SITE AREA = 3.34 AC
PROPOSED INTERMEDIATE INTERVIEWS AREAS
HOTEL AND FUTURE SITE DOWN RESTAURANT RESULT IN THE HIGHEST VALUE OF NEW INTERVIEW AREA, THEREFORE THAT CONSTRUCTION WAS USED IN ALL CALCULATIONS.
INTERVIEW AREA = 0.61 AC
INTERVIEW AREA = 2.62 AC
DETENTION AREA = 0.11 AC
DEVELOPMENTAL STORAGE DETENTION
ACCORDING TO THE CALCULATIONS IN THE STORMWATER MANAGEMENT REPORT USING THE ALLOWABLE RELEASE RATE OF 0.1 CFS PER ACRE AND THE LATEST ILLINOIS 75 RAINFALL VALUES, THE REQUIRED 100 YEAR DETENTION VOLUME = 1.59 AC-FT
DETENTION FOR THE SITE WILL BE PROVIDED BY A COMBINATION OF THE PROPOSED WETLAND BOTTOM BASIN, AND 34" DIAMETER PIPE UNDERGROUND DETENTION SYSTEM.
THE REQUIRED 1.59 AC-FT 100-YEAR VOLUME WILL BE PROVIDED FROM A NWL = 711.00 TO A NWL = 715.80
VOLUME CONTROL CALCULATIONS
PER CURRENT DUPage COUNTY ORDINANCE, RCPM ARE REQUIRED BECAUSE THE SITE IS CREATING MORE THAN 2,500 SF OF NEW INTERVIEW SURFACES.
ACCORDING TO SECTION 15-64-A.2 OF THE ORDINANCE, A WETLAND BOTTOM BASIN WITH NATIVE VEGETATED WETLAND SIDE SLOPES CAN BE USED TO PROVIDE VOLUME AND POLLUTANT CONTROL TO MEET RCPM REQUIREMENT. REFER TO THE LANDSCAPE PLANS FOR PROPOSED NATIVE VEGETATION AND MAINTENANCE AND MONITORING REQUIREMENTS.



MATCH LINE - SEE RIGHT FOR CONTINUATION

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02-28-2022

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

CivWorks Consulting, LLC

3015 N. NEW AVE. SUITE 200
CHICAGO, ILLINOIS 60641
PH: (312) 607-9570
FAX: (312) 607-9571
E-MAIL: info@civworks.com
WWW: WWW.CIVWORKS.COM

SITE UTILITY PLAN

PROPOSED WOODSPRING SUITES HOTEL
2751 OGDEN AVENUE, DOWNERS GROVE, IL 60515

SHEET NO. **C4.0**

PROJ. NUMBER: 19006

BOARD OF LOCAL IMPROVEMENTS
April 19, 2022
STAFF BRIEFING

P711: 1042 Norfolk Street, Downers Grove, IL

REQUEST:

Pak Realty LLC, Owner, is requesting sanitary sewer service for one single family home on one lot with a gross acreage of .36 acre at the above location. This property is within the District's Facilities Planning Area (FPA) 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. This is based on a flow factor of 3.5 PE per single family home.

SUMMARY:

Service can be provided to the property on Norfolk by extension from the District's existing sanitary sewer main located to the West at the Southwest corner of Carpenter and Norfolk. 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 04/05/22

P711

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

SANITARY SEWER SERVICE REQUEST

Location 1042 Norfolk St Downers Grove IL 60516

Legal Description Lot 15 Block 5 Subdivision West half of the northwest quarter of section 20, Township 38 north, Range 11, East of th P.I.N. 0920109008

Name of Owner on Deed Pak Realty LLC Phone No. (309) 868-8776

Developer Francisco Velasquez Phone No. (630) 397-1248

Name of Person Making Request Ahmed Soomro Phone No. (309) 868-8776

E mail: pakrealtyllc19@gmail.com

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

4623 Eberly Ave, Apt 1, Brookfield IL 60513

This Applicant's Interest in This Property Manager

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

Number of Acres Involved 0.25 Present Zoning _____ Proposed Zoning _____

Is the Property (A) Improved _____ (B) Vacant vacant

(A) If Improved, Describe Improvements _____

Number & Type of Units one

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe new roof,

new electrical, new HVAC

Number & Type of Units 1

Estimated Starting Date of Project 5/1/2022

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

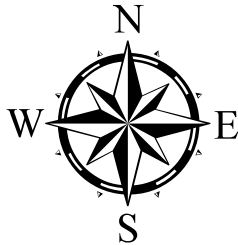
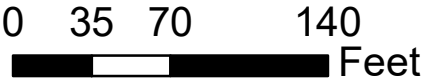
****SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS****

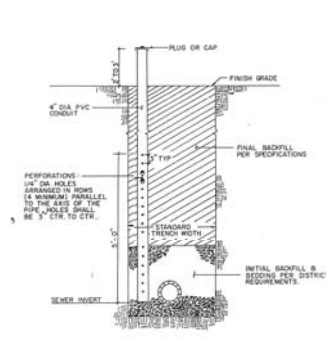
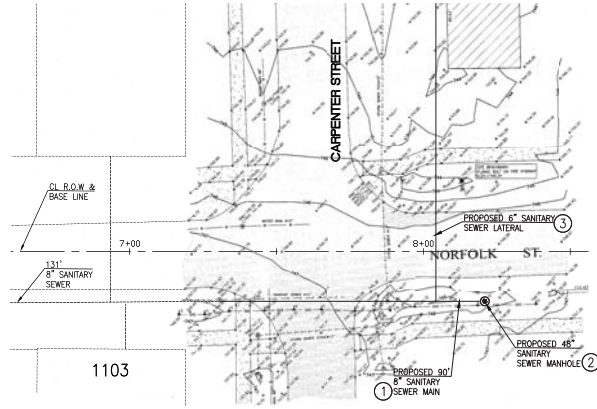
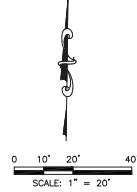
**Downers Grove Sanitary District
Board of Local Improvements
1042 Norfolk Street
P711**



Legend

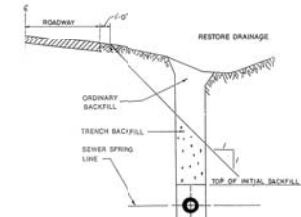
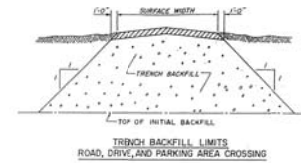
- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary



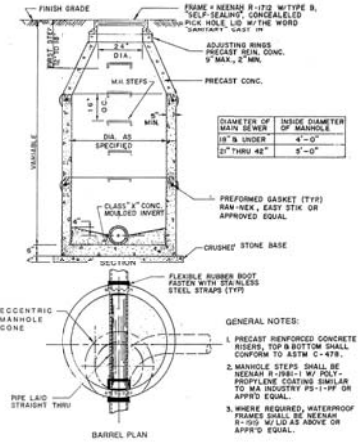


- GENERAL NOTES:
- WHERE LOCATIONS ARE NOT SHOWN ON THE PLANS RISERS SHALL BE INSTALLED AT 600 FOOT INTERVALS AS DIRECTED BY THE DISTRICTS' INSPECTION.
 - RISERS SHALL BE INSTALLED VERTICALLY.
 - IF AN INSUFFICIENT BEDDING OF THE LINE PRESSURE AIR TEST, THE CONTRACTOR SHALL REMOVE THE RISER TO A POINT 1 FT. BELOW FINISHED GRADE AND FILL THE PIPE WITH SAND, TAMPED IN PLACE.

GROUND WATER OBSERVATION RISER
DOWNERS GROVE, SANITARY DISTRICT



TYPICAL TRENCH PARALLELING EDGE OF ROAD BACKFILLING DETAIL



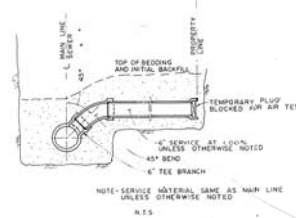
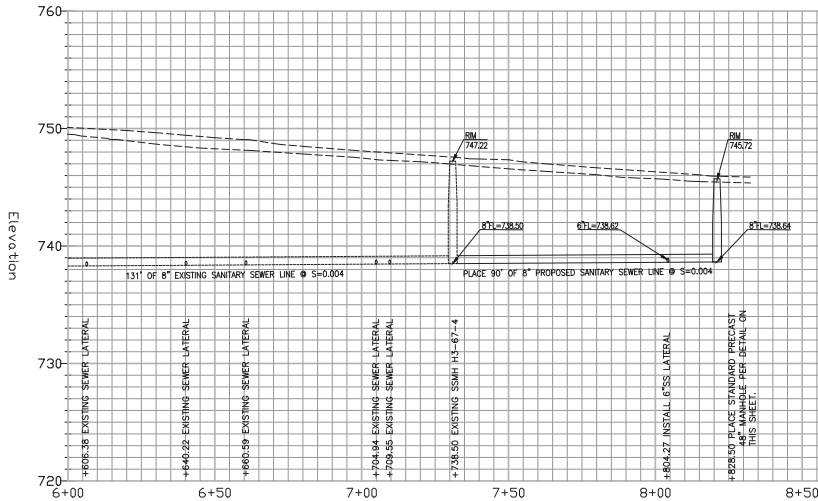
STANDARD MANHOLE (OVER 5 FEET)

DOWNERS GROVE, SANITARY DISTRICT

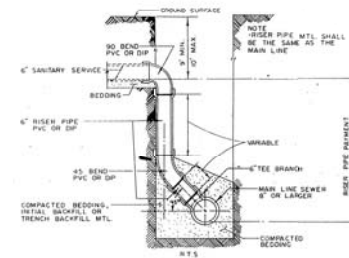
REV. 02-20-84
2: 1-88

IMPROVEMENT NOTES:

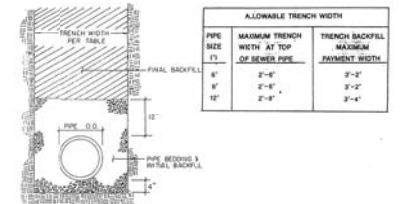
- PLACE 90' 8" PVC SDR-26 AT S=0.004 AND CONNECT TO THE EXISTING SEWER MANHOLE.
- PLACE STANDARD PRECAST 48" MANHOLE PER DETAIL ON THIS SHEET.
- INSTALL 6"SS LATERAL AT S=0.0.



SERVICE CONNECTION DETAIL

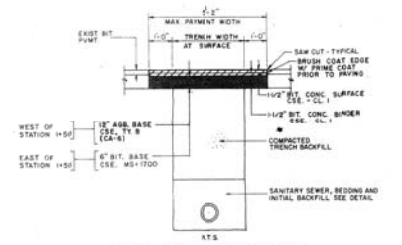


SERVICE RISER DETAIL



PIPE BEDDING & BACKFILL

DOWNERS GROVE, SANITARY DISTRICT



DETAIL FOR PAVEMENT PATCHING

BENCHMARK ELEV. 742.80	DESIGNED: FR	SCALE: 1"=20'					SANITARY SEWER PLAN				DATE: 04/04/22
	DRAWN: FR						1042 NORFOLK STREET				SHEET
	CHECKED: BZ										1
FIELD BOOK NO. PG.	SUBMITTED: AHMED SOMRO						DUPAGE COUNTY				APR 038-0141-022
							X-REF:				ILLINOIS
											OF 1