

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

**PROPOSED AGENDA**

April 14th, 2026

6:30 p.m.

- I. Approve Minutes of February 10th, 2026
- II. Public Comment
- III. P724: 2001-2153 63<sup>rd</sup> Street Shoppes of Meadowbrook Phase 1B – Commercial Sewer Main Extension

DATE \_\_\_\_\_

P724

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

SANITARY SEWER SERVICE REQUEST

Location 2001-2153 W. 63RD STREET DOWNERS GROVE, IL

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision SHOPPES OF MEADOWBROOK

P.I.N. 08-24-202-005, -008 & -009, 08-24-203-004

Name of Owner on Deed STELLCO PROPERTIES Phone No. 630-778-9400

Developer STELLCO PROPERTIES Phone No. \_\_\_\_\_

Name of Person Making Request ANTHONY STELLA Phone No. 630-778-9400

E mail: astella@stellcoproperties.com

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

24W500 Maple Ave., Suite 211 Naperville, IL 60540

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

Number of Acres Involved 4.69 Present Zoning B2/PUD Proposed Zoning \_\_\_\_\_

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

(A) If Improved, Describe Improvements Commercial

Number & Type of Units 3 commercial buildings

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe Phase 1 will be the site development for

Lots 1, 2, 4, 5, and 6. The improvements will include a new driveway entrance, improved parking layout, and a mill and overlay of Lots 4, 5 and 6.

The new landscape for Lots 1 and 2 will be temporary until a future phase for the development of Lots 1 and 2.

Number & Type of Units 2 commercial buildings

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\*\***

BOARD OF LOCAL IMPROVEMENTS  
MINUTES

February 10, 2026

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, February 10, 2026. 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 Scacco, and General Manager Amy R. Underwood, Administrative Supervisor Carly Shaw, Sewer Construction Supervisor Keith W. Shaffner, Laboratory Supervisor Reese Berry, Sewer System Maintenance Supervisor Todd Freer, Information Coordinator Alyssa J. Caballero, and Trustees Amy E. Sejnost, Jeremy M. Wang and Mark Eddington and Attorney Dan McCormick. President Rathje called the meeting to order at 6:33 p.m. Also present were Derek Wold and Amanda Streicher from Baxter & Woodman.

Minutes of December 16, 2025, Meeting

A motion was made by Jungwirth seconded by Scacco approving the revised minutes of the meeting held on December 16, 2025. The motion carried.

Public Comment – None

P723 – 4031 Venard Road, Downers Grove

The Board reviewed a request for sanitary sewer service from Breezepoint LLC, property owner, for a proposed new single-family home located at 4031 Venard Road, Downers Grove. The property will need a 100-foot sewer main extension to be served. The property has a gross acreage of 0.69 acres and is within the District's Facilities Planning Area (FPA). The proposed building will generate an estimated wastewater flow of 350 gallons per day. Service can be provided to the property by extending the sanitary sewer main located on Venard Road to the north. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired about the length of the 100-foot sewer main extension. Staff informed Jungwirth the sewer main extension will be installed to the middle of the property. Rathje inquired about the depth of the sewer. Staff informed Rathje that the sewer is being installed as deep as possible for the conditions. A motion was made by Jungwirth seconded by Scacco approving this request subject to 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 6:38 p.m. The motion carried.

Approved: April 21, 2026

\_\_\_\_\_  
President

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

**BOARD OF LOCAL IMPROVEMENTS**  
**April 21, 2026**  
**STAFF BRIEFING**

P724: 2001-2153 W. 63<sup>rd</sup> Street Shoppes of Meadowbrook Phase 1B, Downers Grove, IL

**REQUEST:**

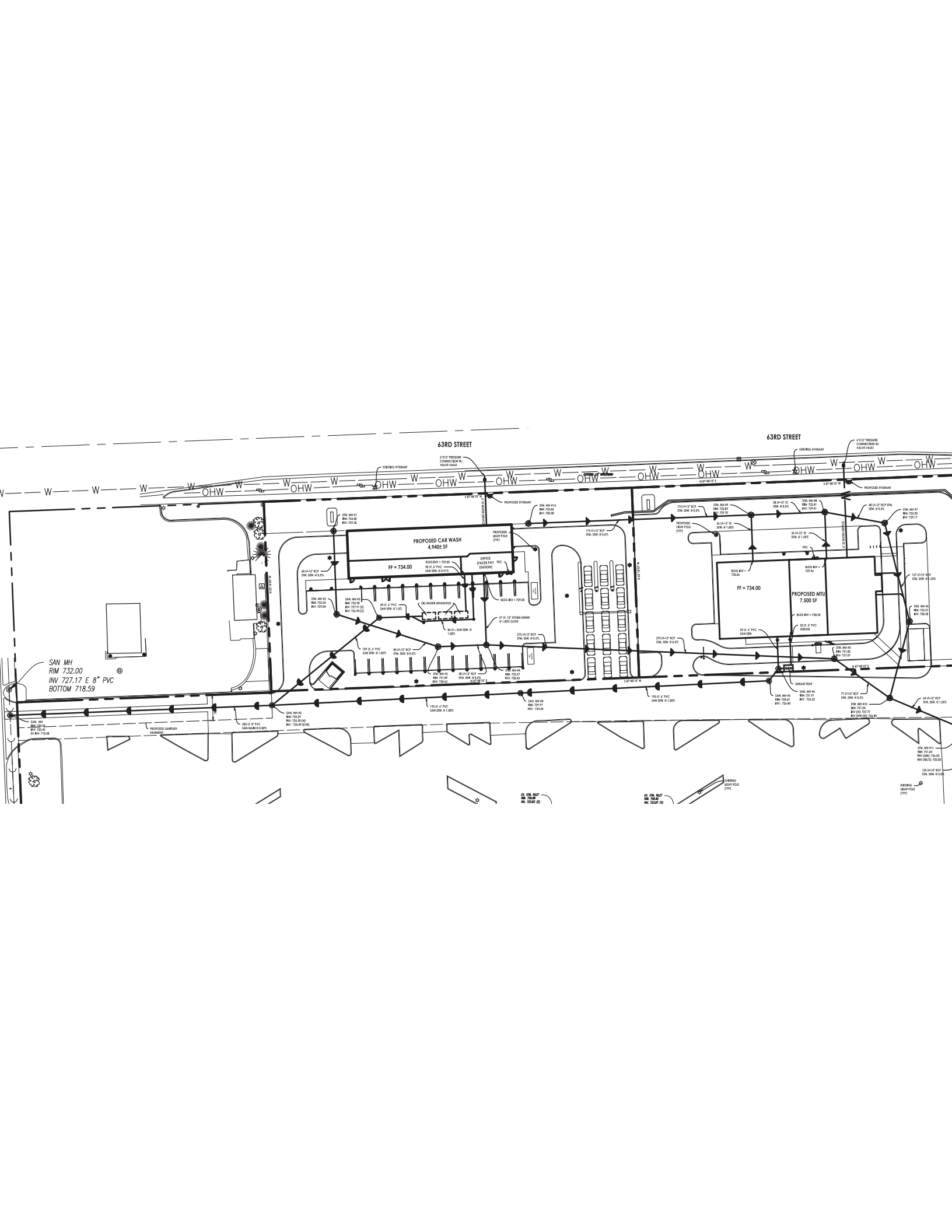
Stellco Properties the property owner, is requesting sanitary sewer service for a proposed two building commercial development. Lot 1 is proposed to be a car wash and lot 2 is proposed to be a mixed retail space. The properties will need a 595-foot sewer main extension to be served. The properties have a gross acreage of 2.6 acres and are within the District's Facilities Planning Area (FPA). The proposed buildings will generate an estimated wastewater flow of 6500 gallons per day.

**SUMMARY:**

Service can be provided to the property by extending the sanitary sewer main located on Belmont Road to the west. 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 and payment of all fees per ordinance.







63RD STREET

63RD STREET

PROPOSED CAR WASH  
4,940 SF

PROPOSED MTU  
7,500 SF

FF = 734.00

FF = 734.00

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59

SAN MH  
RIM 732.00  
INV 727.17 E 8" PVC  
BOTTOM 718.59